

76 04297

*no slip*



INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

SEP 27 1976

UNIVERSITY OF CALIFORNIA

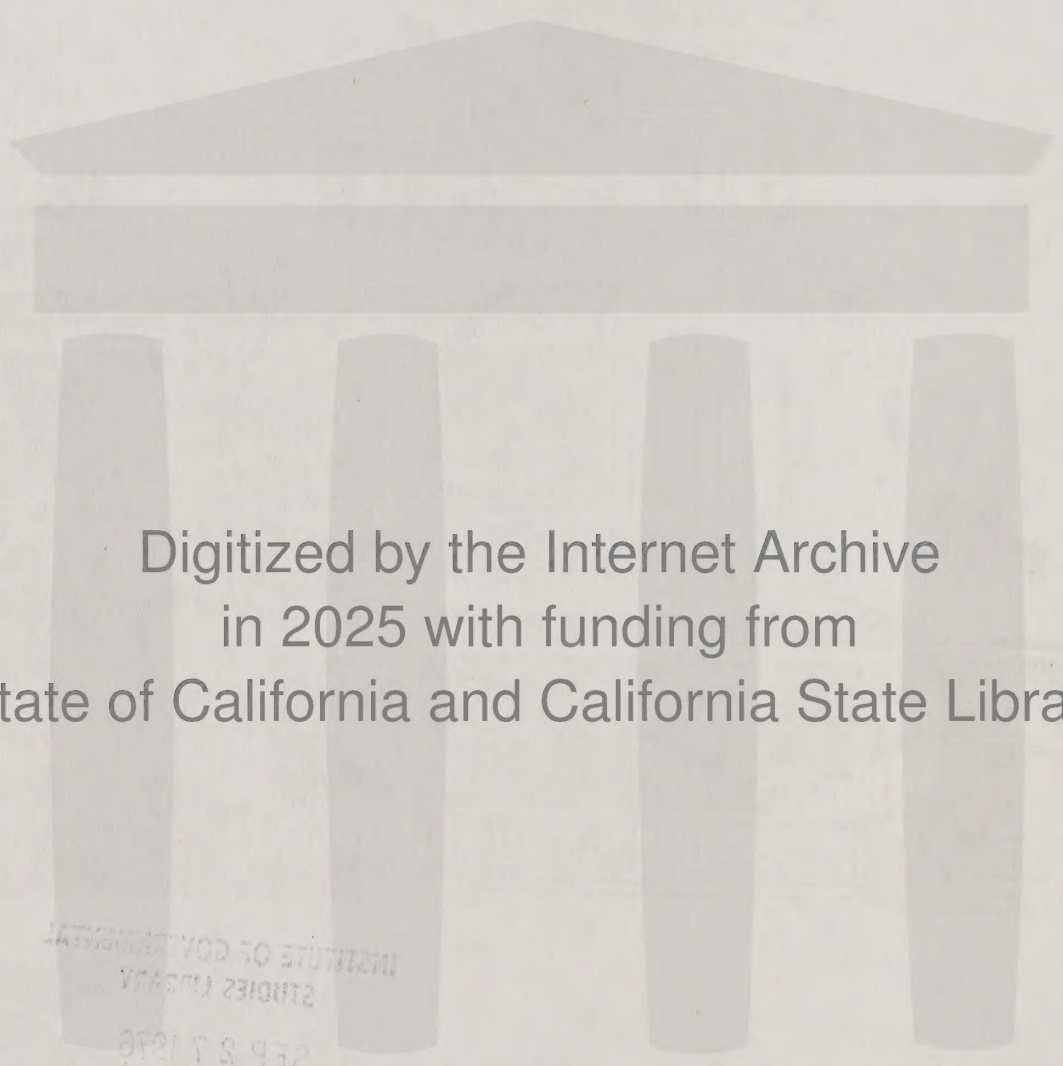
# housing element

# city of menet



owen menard & associates





Digitized by the Internet Archive  
in 2025 with funding from  
State of California and California State Library

INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY  
SEP 2 1 1976

UNIVERSITY OF CALIFORNIA

<https://archive.org/details/C101697502>

City of Hemet  
Riverside County  
California

HOUSING ELEMENT  
of the  
GENERAL PLAN

Prepared by

[Owen Menard and Associates]  
March, 1974

city planning  
Housing  
Hemet

Adopted May 13, 1975



CITY OF HEMET

CITY COUNCIL

E. Eugene White, Mayor

Ken Nishino, Vice-Mayor

Russell Boyer

Kent Cozad

Robert Lindquist, Jr.

PLANNING COMMISSION

Bearl Sprott, Jr., Chairman

Harry E. Wright, Vice Chairman

R. R. Kokes

Edward J. Rodeghier

Harry Barton

Weston A. Ruth

Valeria C. Kern

CITY MANAGER

Ross S. Nammar

DEPARTMENT OF COMMUNITY DEVELOPMENT

Ron Walker, Director

Sandra H. Olinghouse, Associate Planner





## TABLE OF CONTENTS

INTRODUCTION . . . . .	1
FUNCTION AND SCOPE . . . . .	4
CITIZEN PARTICIPATION . . . . .	6
HOUSING AND COMMUNITY GOALS . . . . .	8
HOUSING CONDITIONS IN HEMET . . . . .	10
GENERAL CHARACTERISTICS . . . . .	10
Type and Age of Housing . . . . .	10
Size of Units . . . . .	12
Cost of Housing . . . . .	12
Occupancy . . . . .	13
Size of Households . . . . .	13
Condition . . . . .	13
MARKET AREA CHARACTERISTICS . . . . .	14
Type of Units . . . . .	16
Persons Per Unit . . . . .	16
Overcrowding . . . . .	16
Age . . . . .	16
Income . . . . .	16
Poverty Indicators . . . . .	17
STUDY AREA CHARACTERISTICS . . . . .	17
Statistical Description of Study Areas . . . . .	18
Physical Description of Study Areas . . . . .	24
Summary of Study Area Characteristics . . . . .	35
POTENTIAL HOUSING SITES . . . . .	39
EXISTING HOUSING PROJECTS AND PROGRAMS . . . . .	41
FEDERALLY SUBSIDIZED HOUSING . . . . .	41
BUILDING CODE ENFORCEMENT . . . . .	41
HOUSING NEEDS . . . . .	43
LONG RANGE DEMAND PROJECTIONS . . . . .	43
CURRENT HOUSING DEMAND . . . . .	46
Variety of Types . . . . .	47
Old Residential Development . . . . .	47
The "Seller's" Market . . . . .	48
Undesirable Conditions . . . . .	49
Housing Demand . . . . .	50



CONSTRAINTS . . . . .	52
POLITICAL CONSTRAINTS . . . . .	52
SOCIAL CONSTRAINTS . . . . .	52
ECONOMIC CONSTRAINTS . . . . .	53
MARKET CONSTRAINTS . . . . .	54
GOVERNMENTAL CONSTRAINTS . . . . .	54
PHYSICAL CONSTRAINTS . . . . .	55
THE HOUSING PROGRAM . . . . .	56
THE NEW FEDERAL ROLE . . . . .	56
HOUSING OBJECTIVES . . . . .	57
CONTINUATION OF EXISTING PROGRAMS . . . . .	60
Building Code Enforcement . . . . .	60
Community Redevelopment . . . . .	61
Other Recommended Programs . . . . .	63
Housing Program Summary . . . . .	64
APPENDIX A . . . . .	66
APPENDIX B . . . . .	85
DOCUMENTS AND RESOURCES . . . . .	91



## INTRODUCTION

Almost forty years ago the federal government established as one of the nation's goals the provision of "a safe, decent, sanitary home for every American family" (Housing Act of 1934). The federal government took steps toward accomplishing this goal by establishing several low income housing programs such as public housing, low rent programs, rehabilitation loan programs, and the new FHA and GI Loan Insurance Programs which have accounted for much of the growth of America's suburbs within the last twenty-five years. The government came to realize, however, that environment doesn't stop at the door of the home, but it includes the community and the urban area. In the landmark Housing Act of 1954, for the first time, federal planning assistance was offered to certain cities and metropolitan areas for assistance in creating a General Plan. In order to be eligible for this assistance, the applicants had to show a concern about housing in that they had to enact and enforce a housing code and have programs for relocation of persons who lost their homes due to governmental work such as freeway construction or urban renewal projects.

The Housing Act was the first official indication of the tie between urban planning and housing; however, the tie seemed to be lost, or at least less clearly defined, in the following years of heavy usage of the financial assistance which the Act provided for planning. This program was called the 701 Program. Most of the General Plans of the "701 Era," whether they were financed through this program or not, gave few clues about housing in the community's future, although they may have had several pages speaking of residential environment. The Land Use Maps themselves would show low, medium and high density residential areas with the apparent assumption that upper-middle class, young families would inhabit them all. There were no indications on the maps of housing for the elderly or for the poor, or for those with very large families, and there was little acknowledgement for the problems some racial or ethnic groups have in obtaining adequate housing.

During the last decade, the problem of housing had to be given more individual attention. The State of California, which had made General Plans mandatory for every city and county in 1965, added a requirement for Housing Elements in 1969. The federal government also added a Housing Element (to the mandatory General Plan) as a requirement for certain types of federal assistance.

This report is the Housing Element for the City of Hemet. It describes the present housing situation in Hemet, projects housing needs into the future, lists programs which are available to aid in the housing situation and establishes a program for implementating the Housing Element.



The City of Hemet has a unique social make-up. This is reflected further in the housing inventory. Most outstanding is the exceptionally large proportion of mobile home units although there is a variety of housing types in the community. The unique character can partly be attributed to the "private" nature of many of the existing developments which appeals to the retirement segment of the population. However, variety in housing can be attributed to the fact that Hemet has been an established community since the early parts of this century, and prior to the rapid increase in population, the city's residential areas were developed in the proximity of downtown. Therefore, Hemet reflects a mix of housing ranging from that resulting from its recent growth to that which has developed over the first half of this century.

A community's housing problems, however, are not based solely on age. A more important consideration is to understand how adequately the housing stock serves the housing needs of the various social and economic segments of the community. Housing studies conducted in Hemet have indicated that low and moderate cost housing is scarce. This is not difficult to understand considering the community has viewed itself for the last four to five years as a retirement center and housing has been oriented to this segment of the population. However, the retirement community requires supporting service activities which usually necessitate low and moderate income housing. Therefore, one of the primary issues that must be dealt with in Hemet's plan for housing is whether or not the existing housing stock is serving the needs of the entire community. It appears at this moment that it is not.

Another consideration is whether or not the city's General Plan adopted in 1968 still contains goals and objectives as related to housing. The General Plan, based on a goal to become a more balanced community, points out that single-family housing should be predominant in the community's housing stock, followed by mobile homes. The following chart reveals that the opposite has occurred.

<u>Housing Units</u>	<u>1970</u>	<u>1972</u>
1 unit structures	3,200	3,579
2 or more unit structures	529	977
Mobile homes	1,867	4,036
Not reported	509	-----
TOTAL	6,105	8,592

The above data has been extracted from the 1970 Census, city records and a housing survey prepared in conjunction with this element. In the brief period of two years, the mobile home has become the predominant housing type. This is not



only in conflict with the General Plan, but is a major reason for the rapid increase of the retirement population. If the General Plan is to stand as a meaningful document, the development of a community must reflect its policy. Therefore, the city must not only evaluate its growth policy, it must also reconsider the policy which has allowed the community to become saturated with mobile home park development.

Another housing problem which faces the City of Hemet is that of the deteriorating and dilapidated units which exist predominantly in the residential areas surrounding downtown. The city has initiated a Code Enforcement Program which will lead to the partial solution of this problem through eliminating the city's uninhabitable units and encouraging the upgrading of those that are deteriorating. However, this program does not respond to the question of replacing structures. A more comprehensive program will have to be developed: for, as substandard housing is removed, the availability of low and moderate cost housing is reduced.

Another more subtle housing problem concerns the social characteristics of the community. Indications are that many landlords in Hemet, realizing the retirement orientation of the community, would rather rent their units to this retired segment of the population than to young families with children. On occasion some residents have come to City Hall to request that the city remove a family with children from their "retirement" neighborhood. These kinds of problems are cumbersome for the city to solve, yet they can have a great impact on the availability of housing. If the city is going to succeed in reducing its housing problems, it must certainly become concerned with these more subtle housing problems.

## FUNCTION AND SCOPE

Housing is a subject that often has such broad geographical dimensions that it defies the jurisdictional limitations of any one city to adequately deal with it. In other words, a person may live in one city for one set of reasons and work in another for quite a different rationale. In Southern California, mobility and the provisions for it (freeways) have fostered this life style concept even more than normal. Therefore, housing becomes a multi-jurisdictional concern and thus requires a city to expand the perspective of its views on housing.

Hemet is somewhat unique from the typical Southern California housing setting. Lying in the San Jacinto Valley, Hemet is somewhat isolated from other urban areas in the county. Thus it, together with San Jacinto and county areas to the east, forms a distinguishable housing market area. Because of this, Hemet's housing policy can have a comparably significant affect on the housing market. In terms of long-range policy, this plan recognizes the importance of housing policy of the City of San Jacinto and Riverside County. On a more short range scale, this plan is oriented to the problems and conditions that the City can begin to solve within its jurisdictional realm.

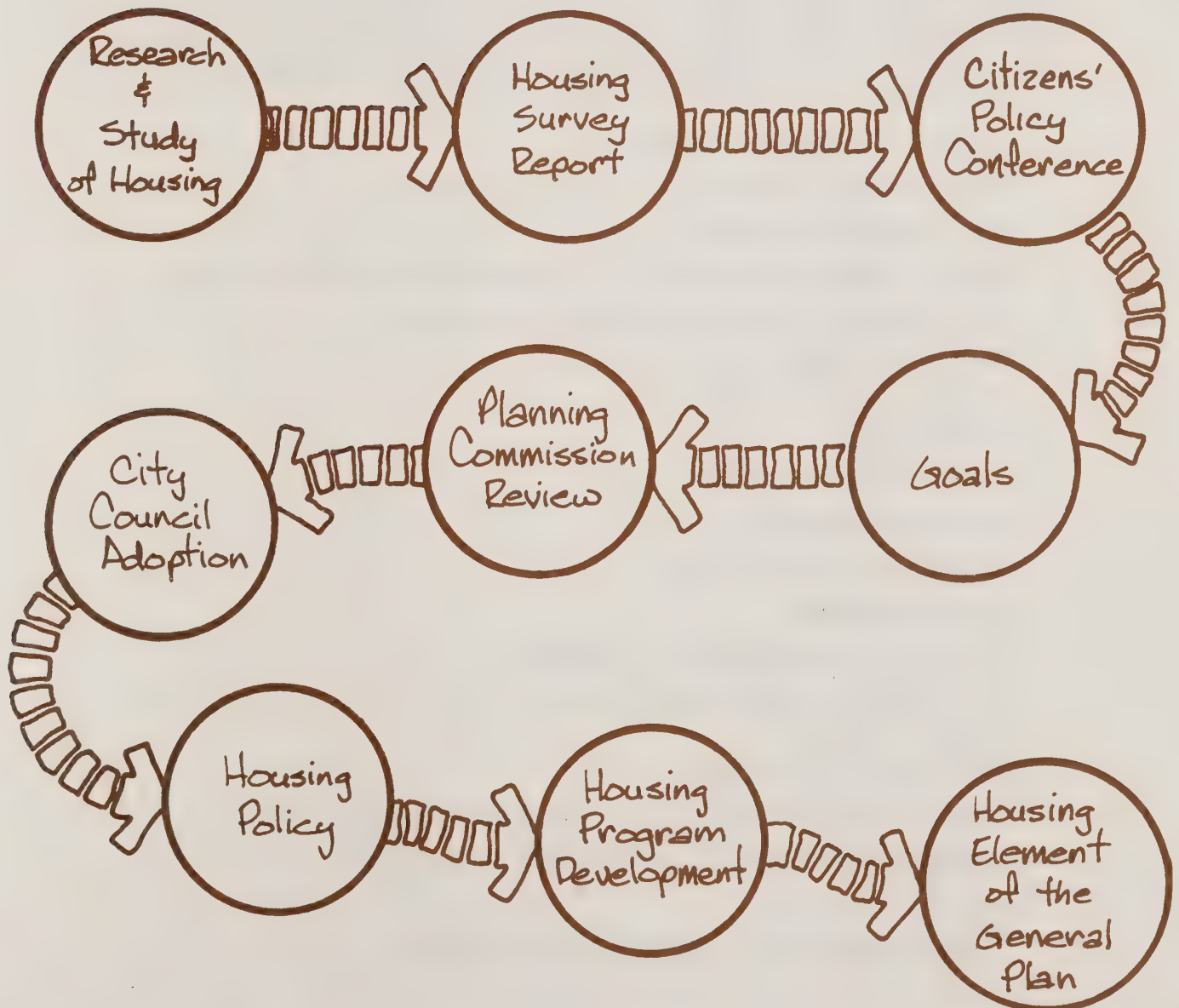
The Housing Element also must relate to other General Plan elements. As the State guidelines set forth,

A housing element cannot advocate goals and plans that are foreign to the other general plan elements. A simple statement made in the form of an objective to be accomplished through the housing element may well imply policy determination in other general plan elements. Housing implies people, and people require services; therefore, other general plan elements must be reviewed and any inconsistencies or incompatibilities resolved. Among the more important elements which need to be closely correlated with the Housing Element are: land use, transportation, recreation, open space, public facilities and conservation.

In relation to the implementation of the City's housing policy, this element only represents the first step of many in effectively solving housing problems. Therefore, this element should not be viewed as the climax of the City's involvement with the subject of housing. The implementation phase is the most critical and energy consuming; the housing element is merely the initiating force.



The process through which this Housing Element has been created has consisted of detailed investigation of housing conditions, identification of significant problems, citizen involvement and development of Citizen Housing and Community Goals, legislative review and adoption of Housing Goals and finally the preparation of the Housing Program.



## CITIZEN PARTICIPATION

One of the most important aspects of developing a housing element is the involvement of the citizen. Through the representation of a cross section of the citizenry, housing goals have been formulated. In Hemet the Citizens' Policy Conference was the method utilized to accomplish this task.

The Citizens' Policy Conference brought eighty citizens together to discuss four major community issues, one of which was "Housing and the Residential Community." Subcommittees were formed around these issues and each was presented with a comprehensive work outline of subjects related to the central issue. The purpose of this citizen effort was to develop community goals which would guide the updating of the City's General Plan. The Housing and Residential Community Subcommittee dealt with the following subjects:<sup>1</sup>

1. Community Social Patterns
  - Retirement segment of the population
  - Settlement patterns
  - Social characteristics as related to housing type
2. Residential Types and Characteristics
  - Mobile homes
  - Single-family homes
  - Apartments
  - Future residential concepts
3. Downtown Housing
  - Locational qualities
  - Redevelopment
  - Potential Residential Concepts
4. Residential Appearance and Quality
  - Mobile homes
  - Landscaping problems
  - Undesirable and Desirable community features
5. Residential-Public Facilities Relationships

---

<sup>1</sup>See Appendix B, Citizen Work Outline.



The two days of intensive discussion and debate on these subjects resulted in the creation of citizen housing goals. Following this Conference, the Hemet Citizens' Policy Committee was brought together to vote on the final Community Goals. These goals were then sent through the City's legislative process which included Planning Commission and City Council hearings and subsequent adoption.

The citizen involvement through this process is a key to this Housing Element. The development of a housing program has been formulated around these citizen goals and planning principles and thus has important significance to the City's implementation of this element.

## HOUSING AND COMMUNITY GOALS

Citizen participation in Hemet's planning process has created housing goals, as well as several other community goals that relate to housing in the City. These goals, having been adopted by the City Council, stand as City policy and are the foundation for the action the City will initiate regarding housing in the community.

### HOUSING GOALS

- The existing social settlement patterns are desirable and should be allowed to continue based upon individual choice and compatibility with present and future City regulations.
- The City should encourage the development of moderate to high density housing in the downtown area, both to improve its business climate and to satisfy the ever increasing needs of the retired.
- The City should insure open and free choice of housing for all with a wide variety of selection in location, type, price and tenure.
- The City should utilize marketplace demands as the primary indicator of the type of housing to be developed.

### COMMUNITY GOALS

- If development is to take place on hillsides, it should be designed in a manner that eliminates excessive grading and preserves as much of the natural contours and vegetation as feasible.
- The City and County should develop subdivision practices in the valley that will foster the open space and land conservation concept (e.g., clustering, zero lot lines, coverage incentives).
- Establish park dedication requirements for large developments.
- Establish land use and development standards within the unincorporated areas of Hemet's Sphere of Influence that more closely agree with City requirements.
- A strong and orderly annexation program and accompanying procedure to set such in motion shall be undertaken by the City of Hemet.



- More neighborhood park facilities should be provided, both within the City of Hemet and the surrounding, unincorporated area, and the following should be instituted:
  - a. Park sites and elementary school sites should be coordinated in order to provide more neighborhood open space and a more efficient joint utilization of public property.
  - b. The City should encourage the County of Riverside to enact and enforce necessary ordinances to implement the Quimby Park Acquisition Act.
  - c. Funds collected under the Quimby Act provisions should be devoted to acquisition of neighborhood parks with second priority given to actual park development.
- There is an urgent necessity to create a public transportation system in order to provide increased mobility to the citizens of the San Jacinto Valley and to reduce air pollution and traffic congestion.

## HOUSING CONDITIONS IN HEMET

The housing problem is defined by first looking at the existing units and their possible deficiencies, then at existing and future needs, and finally by determining how much of the existing and future need cannot be met under normal circumstances.

### GENERAL CHARACTERISTICS

In order for the characteristics of Hemet's housing to be meaningful, they must be measured by some "yardstick." In this section 1970 Census data on Hemet is compared to that on Riverside County and the State of California.

### TYPE AND AGE OF HOUSING

In 1970 only slightly more than half (fifty-three percent) of Hemet's housing units were single-family dwellings. By 1972 this proportion decreased to about forty-eight percent. These figures take on more significance when it is realized that in 1970 three-quarters of Riverside County's housing was in single-family dwellings and two-thirds of the State's, in the same category. (See Table 1.) It might be surmised from the figures above that there was a decrease in housing units in Hemet between 1970 and 1972, but this was far from the case. Actually there was a growth from about 6,100 units to nearly 7,500; however, relatively little of this growth took place in single-family homes. Almost seventy-two percent of such, or nearly 1,000 units, were in mobile homes. By 1972, thirty-nine percent of Hemet's housing units were mobile homes, compared to 31.5 percent just two years earlier. At that time only eight percent of Riverside County's housing units and less than three percent of the State's were in mobile homes.

Duplexes and multiple family units make up a smaller proportion of Hemet's housing picture than they do in Riverside County or in California. The percentages are respectively: 15.6%, 16.9% and 30.1%. (See Table 1.)

As the mobile home figures indicate, most of this growth has been recent. Only thirty-four percent of the housing existing in 1970 was built before 1960.

Table 1. Comparison of 1970 Housing Characteristics in Hemet, Riverside County and the State of California.

Item	Hemet	Riverside	California
Total Housing Units	6,105	169,757	6,996,990
Units in Structure			
% One Unit	52.9	75.1	67.3
% Two or More Units	15.6	16.9	30.1
% Mobile Homes	31.5	8.0	2.6
Occupied Units as % of Total	94.9	89.5	94.2
Owner-Occupied as % of Occ.	74.4	63.9	54.9
Renter-Occupied as % of Occ.	25.6	36.1	45.1
Vacancy Rate %			
Homeowner	1.8	2.1	1.3
Rental	7.7	7.2	5.7
% Household Change, 1960-1970	153.1	58.2	32.0
Persons/ Household	2.08	2.97	2.95
Median Value - Owner-Occupied	\$16,900	\$18,900	\$23,100
Median Rent - Renter-Occupied	\$ 80	\$ 92	\$ 113
Median Rooms/Unit	4.1	4.7	4.7
Owner-Occupied	4.3	5.1	5.5
Renter-Occupied	3.6	3.9	3.7
Median Persons/Unit			
Owner-Occupied	1.9	2.4	3.0
Renter-Occupied	1.7	2.3	2.1
% Units with 1.01 Persons or More per Room			
Owner-Occupied	2.0	7.0	6.4
Renter-Occupied	7.2	13.1	9.9
% Units Lacking Some Plumbing Facility	2.4	2.3	2.1

Source: U. S. Census of Housing: 1970.



## SIZE OF UNITS

Housing units in Hemet are somewhat smaller than those in the County and State, a fact probably related to the high proportion of mobile homes in the City. The median number of rooms per unit in 1970 was 4.1 in Hemet, compared 4.7 in both the County and State. In all of these areas, rental units tend to be smaller than owner-occupied ones. In Hemet the difference in size is not great (4.3 rooms for owner-occupied and 3.6 for renter-occupied) because many of the owner-occupied units are mobile homes, rather than tract houses.

## COST OF HOUSING

Cost of housing figures are difficult to pinpoint in Hemet because the Census does not collect data on value or rent of mobile home units. For other units, the median value of owner-occupied units was \$16,900, compared to \$18,900 in the County and \$23,100 in the State. For rented units the median figure was \$80.00 per month, compared to \$92.00 in the County and \$113.00 in the State. The relatively low values and rents in Hemet probably relate to the age of most of the non-mobile home units. Unlike most rapidly growing areas in the State, Hemet has had little new permanent residential construction.

The cost of living in a mobile home can vary greatly, depending upon the unit and the location. Units cost from about \$8,000 to as much as \$30,000, and lots cost up to \$7,500 and rent at fees up to \$90.00 per month. In addition, there are often separate fees for such items as storage, licensing, recreation, and additional persons (over two) per unit. Mobile home dwellers also have the usual utility bills, such as gas, electricity and telephone. It appears, therefore, that the cost of living in a mobile home in Hemet would normally be higher than that of living in other quarters.

The limited information available indicates that, as would be expected, lower income households in Hemet spend higher proportions of these incomes on housing. In Census Tract 0434, which contains the larger part of Hemet, about fifty-eight percent of the households renting housing units had annual incomes of under \$5,000, and seventy-two percent of these families spent thirty-five percent or more of their incomes on rent. About twenty-seven percent of renters had incomes of \$5,000 to \$9,999. The median percentage of income spent on rent for this group was 18.7 percent. The renters with incomes of \$10,000 or more (15.4 percent) spent less than fifteen percent of their incomes on rent.

## OCCUPANCY

At the time of the 1970 Census, ninety-five percent of the housing units in Hemet were occupied. Of these, almost three-quarters (seventy-four percent) were owner-occupied, and the remainder were renter-occupied. The overall occupancy rate was similar to that of the State and about five percent higher than the County; however, both the County and State had significantly higher proportions of renter-occupied units (about thirty-six percent and forty-five percent, respectively, compared to less than twenty-six percent in Hemet). This factor relates to the large number of mobile homes in the City, for only seventy-one of 1,925 mobile units were renter-occupied.

## SIZE OF HOUSEHOLDS

Households in Hemet are generally small in size with a median of 2.08 persons (compared to almost three in the County and State). Because of this there is relatively little problem of overcrowding. The Bureau of the Census defines overcrowding as 1.01 or more persons per room. About four percent of the housing units in Hemet were considered overcrowded in 1970, compared to about nine percent in the County. It is interesting to note, however, that about seven percent of the renter-occupied units were overcrowded, compared to only two percent of the owner-occupied units. This is apparently a result of the renter units being smaller in size, rather than the families being larger.

## CONDITION

The 1970 Census did not cover condition of housing, but it did contain some indications such as presence of kitchen facilities, flush toilets, and all plumbing facilities. The figures show that 142 (2.4 percent) of the units in Hemet lacked one or more plumbing facilities. Of these, twenty-six had no flush toilets and thirteen shared toilets with another household. In addition, 136 (2.2 percent) lacked complete kitchen facilities. (The units lacking plumbing facilities are not necessarily the same as those lacking kitchen facilities.) These figures are similar to those for the County and State.

Housing conditions were studied in the survey conducted by our firm in 1972. At that time 245 units were classified as deteriorating or dilapidated. Of all units 5.4 percent, excluding mobile homes, were, therefore, in poor condition. Housing in poor condition included about five percent of all single-family units, seven percent of duplexes, and six percent of multiple-family units.

## MARKET AREA CHARACTERISTICS

The preparation of a Housing Element for a city must be attuned to the housing market of which that city is a part. Although a housing market area is geographically somewhat nondescript, the Hemet/San Jacinto area will be utilized for the purpose of this study since it not only defines a "market-like" area, but also a statistical subdivision for County planning purposes.

In 1970 the Hemet/San Jacinto area had a population of 34,368 persons, 36.2 percent of which were within Hemet. Some of the major characteristics of this area are as follows:

Table 2 . Comparison of 1970 Major Population Characteristics in Hemet and the Hemet/San Jacinto Area.

Item	Hemet/San Jacinto	Hemet
Households	9,864	3,857
Population	34,368	12,252
Number of Families	10,541	4,165
Median Age	50.9	63.4
Number of Units	14,621	6,105
Single Family	8,858 (60.7%)	3,200 (52.4%)
2 or More Unit Structures	1,558 (10.5%)	1,038 (17.0%)
Mobile Homes	4,205 (28.8%)	1,867 (30.6%)
Units Built Before 1960	6,232 (42.6%)	2,075 (34.0%)
Unit Size (Median # of Rooms/Unit)	4.2	4.1
Median Housing Value	\$17,800	\$16,900
Median Housing Rent	\$ 82	\$ 80
Renter Occupied Units (as tabulated)	3,421	1,073
--Income Less than \$5,000	1,782 (52.1%)	621 (58.0%)
Gross Rent as 35+% of Income	1,127 (63.2%)	447 (72.0%)
--Income \$5,000 to \$9,999	1,057 (30.9%)	287 (26.7%)
Median % of Income for Rent	(18.4%)	(18.7%)
--Income \$10,000 to \$14,999	411 (12.0%)	123 (11.5%)
Median % of Income for Rent	(12.8%)	(13.3%)
--Income \$15,000 or More	171 (5.0%)	42 (3.9%)
Median % of Income for Rent	(10.0%)	(10.0%)



Table 2 -Continued.

Item	Hemet/San Jacinto	Hemet
Occupancy		
Owner-Occupied	9,958 (68.1%)	(70.0%)
Renter-Occupied	3,853 (26.3%)	(24.0%)
Vacant	810 ( 5.6%)	( 6.0%)
Persons/Unit	2.46	2.08
Overcrowded Units	( 5.5%)	( 3.3%)
Median Family Income	\$6,331	\$6,018
Families with Social Security Inc.	5,276	2,723
% of all Families	(50.5%)	(65.3%)
Families with Public Asst. Inc.	707	263
% of all Families	( 6.7%)	( 6.5%)
Families Below Poverty Level	1,331	382
% of all Families	(12.6%)	( 9.2%)
Mean Family Income	\$1,593	\$1,572
Mean Family Deficit	\$1,234	\$ 983
Mean Family Size	2.79	2.39
% Receiving Public Assistance	(10.7%)	(14.5%)
Households Below Poverty Level	1,740	702
% of all Households	(17.6%)	(18.2%)
Owner-Occupied	846	339
Mean Value	\$17,580	\$15,295
Renter-Occupied	894	363
Mean Gross Rent	\$ 86	\$ 78

Source: U. S. Censuses of Population and Housing, 1970.

Comparison of the above data shows no outstanding variations; in fact, Hemet is quite similar to the area in most categories. However, the following categories are perhaps significant in such a comparison.

## TYPE OF UNITS

In the Hemet/San Jacinto area the single-family home accounts for 60.7 percent of all the area's units, while within Hemet, only 52.4 percent are single-family units. This is primarily due to the fact that Hemet has a higher percentage of both mobile homes and multiple family units. If we excluded the units in Hemet from the area figures, the units remaining outside of Hemet would be two-thirds single-family.

## PERSONS PER UNIT

This category shows that Hemet is somewhat different from the Hemet/San Jacinto area as a whole. The 2.08 persons per unit in Hemet vividly expresses the City's retirement orientation. On the other hand, the figure for the Hemet/San Jacinto area is 2.46 and is much more representative of an area with a normal concentration of families with children.

## OVERCROWDING

As mentioned earlier, overcrowding is those units which have 1.01 or more persons per room. Within the Hemet/San Jacinto area, 5.5 percent of the total units meet this criteria, where in Hemet only 3.3 percent of the units are considered overcrowded. The general reason for this is illustrated by the fact that the unit sizes of these two areas are similar, yet the family size is greater in the Hemet/San Jacinto area as a whole.

## AGE

As indicated in the preceding table, the difference in the median age for these two areas is quite noticeable. In the Hemet/San Jacinto area it is 50.9 years and for Hemet, 63.4 years. This again is attributed to Hemet's obvious attraction to the retired age group.

## INCOME

Although the median family income levels of the Hemet/San Jacinto area and the City of Hemet are quite similar--\$6,331 and \$6,018 respectively--the composition of these incomes is noteworthy. In Hemet 65.3 percent of the total number of families receive Social Security as a portion of their income. In the Hemet/San Jacinto area 50.5 percent of the total receive Social Security income. Another form of income is that which has been classified as Public Assistance Income. In the Hemet/San Jacinto area, 6.7 percent of the families receive some form of public assistance and in Hemet, 6.5 percent receive this type of income supplement.

## POVERTY INDICATORS

As a vital part of the 1970 Census, statistics were prepared for the purpose of highlighting the poverty level of the population. In the Hemet/San Jacinto area there are 1,331 (12.6 percent of the total families) families with incomes below the poverty level.<sup>1</sup> The mean family size (2.79 persons per family for the area and 2.39 for Hemet) indicates that many of these families include those with children. Of these, 28.7 percent reside in Hemet and account for 9.2 percent of the City's total number of families. The mean family income of these families is: in Hemet, \$1,572; and for the area, \$1,593. Although their incomes are similar, the mean family deficit (the difference between the family income and the family's respective poverty level) is \$1,234 for the area and \$983 for Hemet, indicating in general that the area as a whole is in need of more assistance than Hemet. With some elementary calculations, it is found that in order to bring the below-poverty level families up to a mere level of subsistence, i.e., poverty level, the Hemet/San Jacinto area is in need of over \$1.6 million, with almost one-quarter of this total allocated for Hemet residents. This subsidy could be in the form of welfare, food stamps, school lunch programs, medical care, public or Federally subsidized housing, or hopefully from increased employment opportunity.

In relation to the housing characteristics of this group, the preceding chart indicates that those in the area as a whole are paying a great deal more for housing. While those households below the poverty level in Hemet are paying \$78.00 per month for rent, those in the area are paying \$86.00 per month. This same relationship shows up in the owner-occupied units where the poverty level people are paying \$15,295 in Hemet and \$17,580 in the area. It should be kept in mind that there are undoubtedly some people who own their homes and are, therefore, not paying any form of monthly payment.

## STUDY AREA CHARACTERISTICS

To this point the housing characteristics for Hemet have been portrayed and compared to larger geographic areas. However, in order to pinpoint and isolate variations in housing characteristics within the City, the description of the City's housing stock at a Study Area level is now presented. For the purpose of this study, the 1970 U.S. Census Enumeration Districts have been utilized to provide the statistical base for these Study Areas. They relate to the Study Areas as follows:

---

<sup>1</sup>Poverty Level - This level is derived from variables related to each family and is not just a fixed figure as has been used in the past.



<u>Study Area</u>	<u>1970 Census Enumeration Districts</u>
1	185A and 185B
2	182, 183 and 184
3	187A and 187B
4	188A and 188B
5	189 and 190
6	191
7	180, 181 and 186
	(See Map page 19)

These Study Areas are somewhat irregular in size and dimension. However, each has been based on some predominant characteristic and, therefore, the slight irregularities have little influence on the outcome of any conclusions drawn.

#### STATISTICAL DESCRIPTION OF STUDY AREAS

The following section utilizes the major statistical categories taken from the 1970 Census. The data related to these categories is portrayed for each Study Area and compared to the others. The following descriptions report only those characteristics which point out some major variation from the City norm; however, for a complete account of this data, refer to Appendix A.

#### Population

As the following figures indicate, Study Area 5 is the most populated and Study Area 7, the least. Study areas 2 and 5 can be seen, from these few statistics, to be closer to having balanced populations than the others, and Study Areas 3 and 4 are the most unbalanced.

	<u>Study Areas</u>						
	1	2	3	4	5	6	7
Population	2,026	1,562	1,792	2,513	2,670	1,402	264
Age 18 and Under	293	311	186	185	653	148	58
Age 60 and Over	1,200	726	1,141	1,904	1,129	914	129

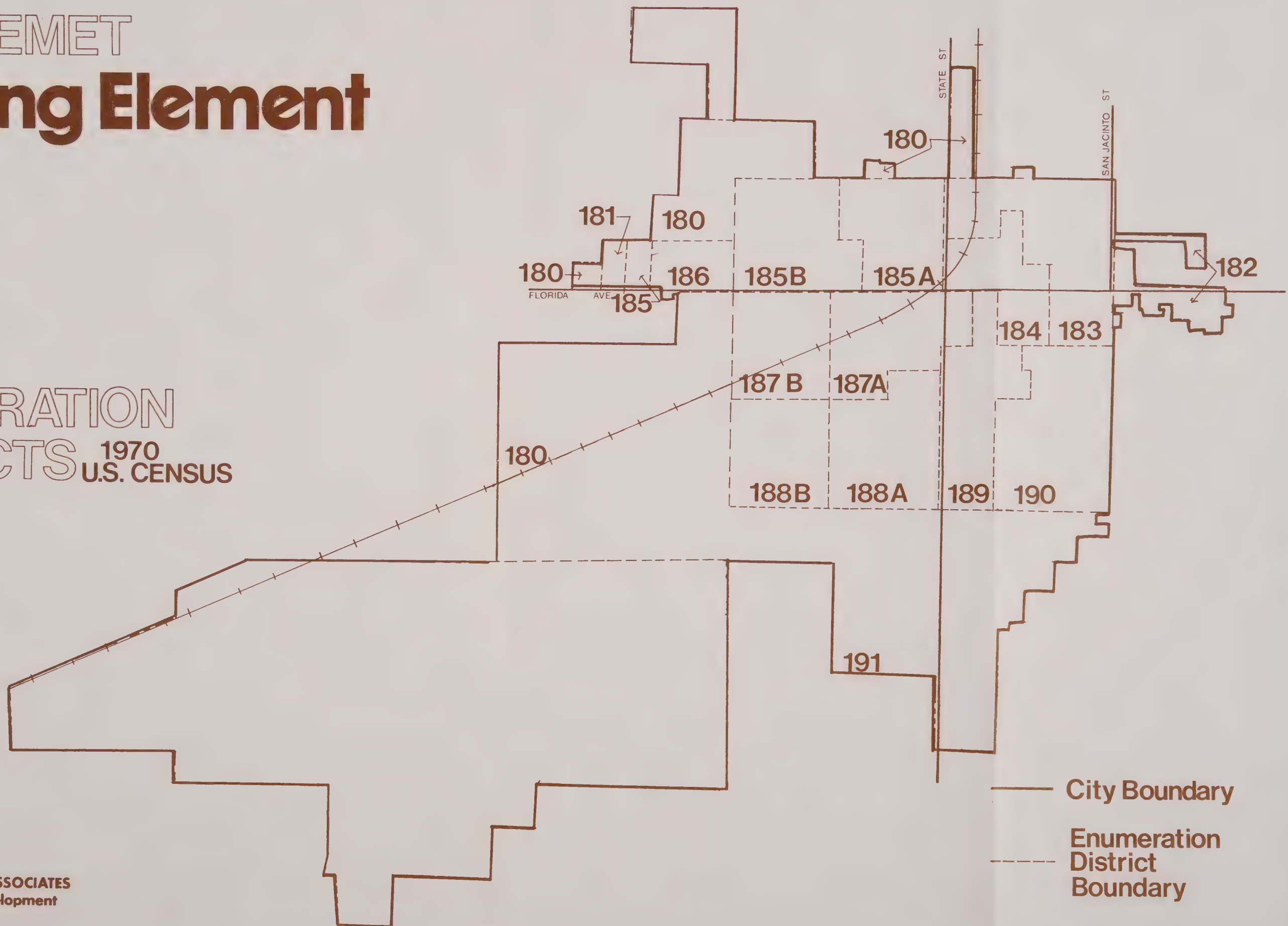
This material also presents the volume of Hemet's retirement characteristics and shows that even though some areas are more populated with families with children than other areas, the sixty years and over group accounts for almost fifty percent of the population in every Study Area.

# City of HEMET Housing Element



1 inch = Approx. 2500 feet

ENUMERATION  
DISTRICTS 1970  
U.S. CENSUS



OWEN MENARD & ASSOCIATES  
Urban Planning & Development  
Consultants





# City of HEMET Housing Element



1 inch = Approx. 2500 feet

## SURVEY AREAS



**OWEN MENARD & ASSOCIATES**  
Urban Planning & Development  
Consultants





## Unit Types

### Single-Family Units

Previous sections have shown how the single-family home is becoming less and less a major unit type in Hemet, primarily because of the rapid growth of mobile homes and very little new construction of single-family units. In relation to the study areas, the City's single-family units are found throughout, yet located within Study Area 5 are almost thirty percent of the total single-family inventory. This area, as noted earlier, is also one in which the greatest number of families with children exist. At the other extreme, Study Area 7 has very few single-family units. Study Area 2, although not containing a large number of units, proportionately, is quite predominantly a single-family unit area.

### Mobile Homes

The mobile home has grown from 31.5 percent of the housing inventory in 1970 to thirty-nine percent in 1972. When considering vacant, yet available, spaces, they will now account for over forty-six percent of the total housing stock. The predominant location of these units is the expanding areas to the south and west of the heart of Hemet. In Study Areas 1, 3, 4 and 6, the mobile home is the most prevalent housing unit. In Study Area 5 there are no mobile home units; in fact, east of State Street, there are only 190 mobile homes.

### Duplexes and Multiple-Family Units

These categories of housing units are generally located around the more central portion of Hemet, with the exception of a few apartment developments in the southern portion of Study Areas 5 and 6. Study Areas 1 and 2 contain the majority of the multiple and duplex units. Many of the units in these two Study Areas are the result of units added onto single-family units and lots. This has been prompted by the fact that the older residential areas have had their zoning changed to R-2 and R-3. This has had an impact intense enough to cause Study Area 1 to now consist of more duplex and multiple units than single-family units.

## Unit Size

The unit size is measured by the number of rooms per unit. The rooms that are counted are separate definable rooms such as living rooms, dining rooms, kitchens, bedrooms and family or recreation rooms. In the City of Hemet, eighty-three percent

of the units have three to five rooms; however, the individual Study Areas have narrower ranges. Study Areas 1, 3 and 7 contain predominantly three-room units, with almost one-third of the units in these areas in the four-room category. Study Area 2 is similar to Study Area 1, but is relatively equal in the number of units in the three and four-room size. Study Areas 4, 5 and 6 are all quite alike in terms of the majority unit sizes, which are four and five rooms per unit. Study Areas 5 and 6, unlike Study Area 4 which is equally distributed between four and five-rooms per unit, have slightly more units in the four-room category. Basically this further illustrates differences between the older, smaller, central city housing (Study Area 1, 2 and 3) compared to the larger homes in the newer sections outside this older portion of the City. An interesting correlation is that Study Area 5, which contains more families with children, also has the highest median number of rooms per unit (more than five).

### Cost of Housing

#### Value

The value of housing is based on 1970 Census material which relates to the value of owner-occupied units; however, mobile homes are excluded from this body of data. The median housing value for the City of Hemet is \$16,400. The values of units in Study Area 1 and 3 are the lowest in the City with median values of approximately \$11,460 and \$11,680, respectively. The remaining Study Areas, except Area 4, are quite similar to the City's median value. In Study Area 4, the median value is approximately \$18,900 with approximately forty percent of the units within a value range of \$20,000 to \$34,999, thus making it the area with the highest housing values.

#### Rent

The 1970 Census has provided detailed statistics of renter-occupied unit rent per month. Units in the City of Hemet, as mentioned previously, have a median rent of \$80 per month. Compared to other communities, this figure is quite low, and thus those Study Areas with a large number of units which fall below this figure are of concern to this housing evaluation. Study Areas 1 and 7 stand out as the areas with the lowest rent structures. The median rents of units in these two areas are \$67 and \$70 respectively. Study Areas 2 and 3 are comparable to the City averages, while units in Study Areas 4, 5 and 6 have median rents of well over \$100 per month.



### Occupancy

The occupancy characteristics are based on the number of units classified as owner-occupied, renter-occupied, or vacant. The City units consist of seventy percent owner-occupied, twenty-four percent renter-occupied and six percent vacant. These figures are also taken from the 1970 Census. The Study Areas generally follow the same proportions as the City totals, with those areas heavily occupied by mobile homes (Study Areas 4 and 6) exceeding the City's owner-occupied percentage. Study Areas 2 and 7 are quite the reverse of this, however. In Study Area 2, 52.7 percent of the units are renter-occupied, and in Study Area 7, 60.9 percent. In regard to vacancy in 1970, Study Area 2 had the highest rate, with 5.4 percent of the units vacant and for rent. The only other area with a significant vacancy rate was Study Area 6 where the total vacancy rate was 6.3 percent.

### Size of Household

The total number of persons per unit measures household size. The median number of persons per unit for the City is 2.08. As mentioned earlier, compared to other communities this is unusually low. Within the Study Areas there is some variation in the size of households, yet the majority of the units are within the one and two persons per unit category. Study Areas 2, 3 and 7 have a large percentage of units with one occupant; whereas Study Areas 4 and 6 have a high proportion with two persons per unit. Study Area 5, which we have noted as the area having the greatest percentage of families with children, is the only area that has as much as thirty percent of its units within the household size range of three to eight persons per unit.

### Overcrowding

The statistical information taken from the 1970 Census related to overcrowding is in the form of (1) number of units with 1.01 or more persons per room; (2) number of persons in units with 1.01 or more persons per room; and, (3) number of persons in overcrowded owner-occupied units by age. The overcrowded units in Hemet are not greatly significant in number and are generally distributed throughout the City. However, approximately twenty percent of the overcrowded units are located within Study Area 1, and about seventy-five percent of these are renter-occupied. Over twenty-five percent of the overcrowded units are located in Study Area 5, and sixty percent of these are owner-occupied.

The number of persons in overcrowded units is again distributed throughout the City with Study Area 1 having twenty percent and Area 5 having thirty percent of these persons. In relation to the age groups, it is found that most persons in overcrowded housing are in the "under eighteen years" category.

### Condition

As mentioned earlier, the consultant performed a housing condition survey in the early months of 1972. The product was a classification of all the City's housing units based on their exterior examination. The classifications were "sound," "deteriorating," and "dilapidated." Although percentage-wise the units classified as deteriorating and dilapidated were small, the concentrations of these units are significant. For the entire City, 245 units fell within these two categories. Study Areas 2, 3 and 5 have fifty, fifty-five and forty-six of these units, respectively. In Areas 3 and 5 these units were predominantly single-family homes, but in Areas 1 and 2 a noteworthy proportion were multiple-family units.

In addition to the housing condition survey, the 1970 Census provides data related to housing conditions. These data are categorized by plumbing facility deficiencies, kitchen deficiencies and toilet facility deficiencies. Of the 142 units having plumbing facility deficiencies, thirty-two percent are in Study Area 5, with the remainder distributed in the other areas. Half of these were renter-occupied units.

The City has 136 units which lack complete kitchen facilities. Fifty percent of these units are split equally between Study Areas 4 and 6, and Study Area 5 contains thirty-three percent of these units. Those units which have either no flush toilet or share it with another household were few, but of the thirty-nine units which meet this characteristic, sixty percent are in Study Area 5.

### PHYSICAL DESCRIPTION OF STUDY AREAS

An integral part of any community's housing inventory is the description of the characteristics of the neighborhoods in which that housing is located. In order to give a physical account of the residential neighborhoods in Hemet, the Study Areas have been utilized. The following descriptions are founded primarily on the general land use or physical development characteristics of the areas. The descriptions aid in determining the suitability of sites for various types of housing.

Study Area 1

1. This area is characterized by the varied mixture of development located within its boundaries. It includes portions of the downtown area, new mobile home developments, strip commercial along Florida Avenue, new apartment developments, and some of the City's older residential areas.
2. Approximately twenty percent of this area is undeveloped.
3. The residential area north of Latham Avenue between State Street and Gilbert Avenue is in very poor condition. To a somewhat lesser degree this is the same case with the housing located between Devonshire Avenue and Florida Avenue on the north and south, and Palm Street and Hamilton Street on the east and west.
4. The area bounded by Florida Avenue on the south, Devonshire Avenue on the north, Palm Street on the west and Taquitz Street on the east consists of single-family homes on very large and deep lots. This is undoubtedly a carry-over from the day when this area was on the edge of town and the community's orientation was primarily toward agriculture. Today, however, this is a rather inefficient use of land and, although the homes are not in bad condition, this area has greater potentials.
5. The largest concentrations of apartment development are found within this area and stand as an indicator of its changing characteristics.
6. The mobile home parks in this area represent a contrast of the new and modern facility to the older, and more attractive mobile home parks located on the north side of Florida Avenue.
7. The commercial land uses along Florida Avenue consist of both retail and service uses, such as auto agencies, restaurants, real estate offices, motels, etc.
8. In the northeast portion of this area is a forty-acre parcel on which the old stock yards and race track are located. This facility is a low intensity use; however, it provides an attractive expanse of openness to its surroundings.
9. The remainder of this area is interspersed with old, but stable, residential areas.

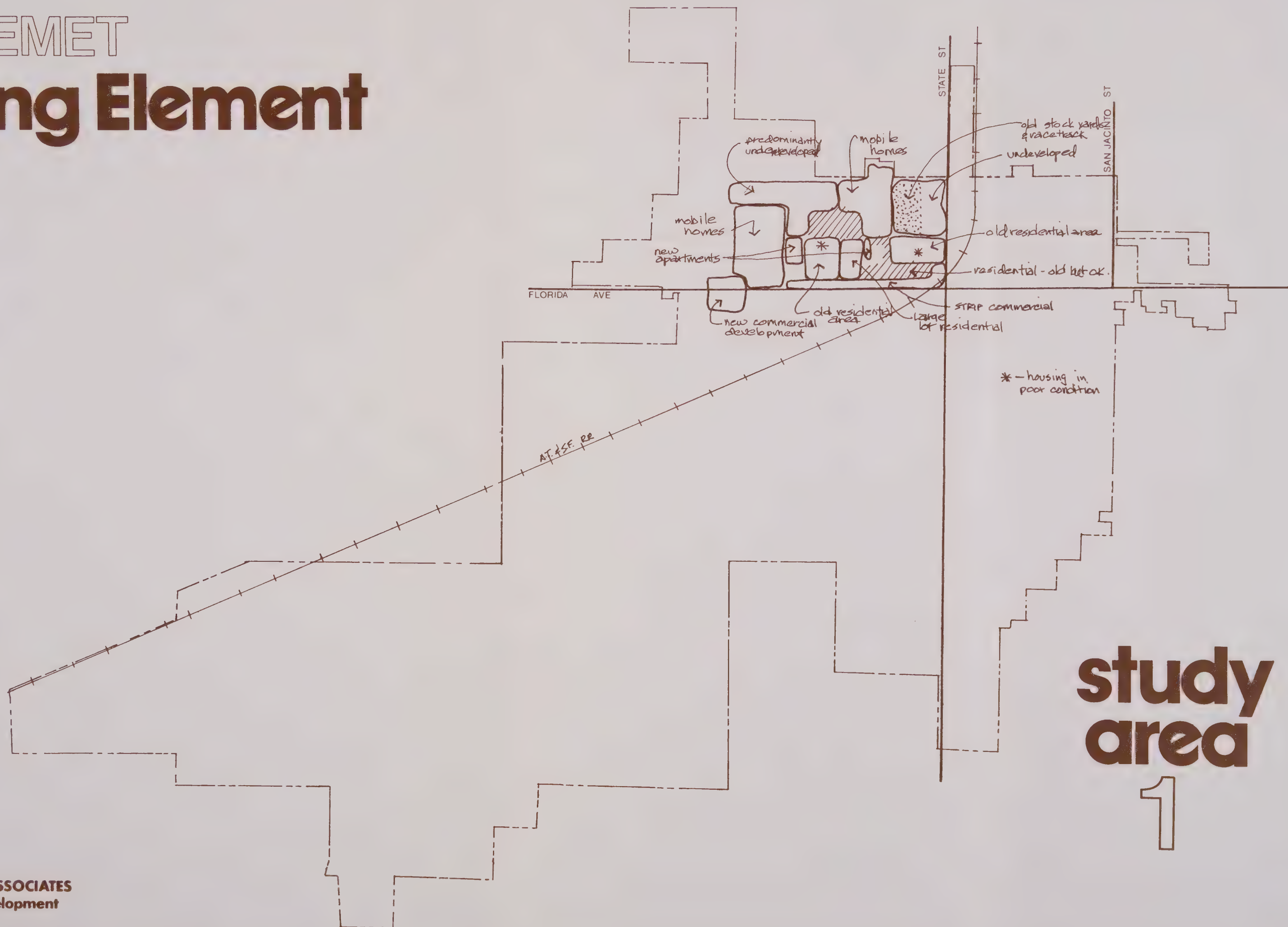




# City of HEMET Housing Element



1 inch = Approx. 2500 feet



OWEN MENARD & ASSOCIATES  
Urban Planning & Development  
Consultants





## Study Area 2

1. Study Area 2 represents the old, established downtown. It also consists of a mixture of uses, but their intensity is the outstanding characteristic.
2. Within this area are located three of the City's four schools--the old high school, the junior high school and an elementary school. The high school, however, is being changed to an intermediate school this next year, and its old deteriorating buildings have been removed.
3. The southwest corner of this area contains the commercial portion of downtown. Its commercial uses, beginning in the downtown, stretch out eastward along Florida Avenue to the eastern limits of the City where two shopping centers are located. Also, along State Street, the western limit of this area, are a number of commercial uses which soon blend into more industrial-like uses to the north of downtown.
4. The housing in this area is relatively old, but is in predominantly satisfactory condition. The residential area around the hospital is slowly converting to hospital related uses, thus further intensifying this area. The housing around the Civic Center is, however, beginning to show signs of decline, especially that within the blocks to the north and west.
5. There are areas which have yet to be developed, but they are not of any significant size and are located around industrial land uses.
6. The intensity of this area is indicated further by the fact that the three most heavily traveled streets in Hemet are either bordering or bisecting this part of the community.
7. The only open spaces within this area are the schools and Weston Park.

## Study Area 3

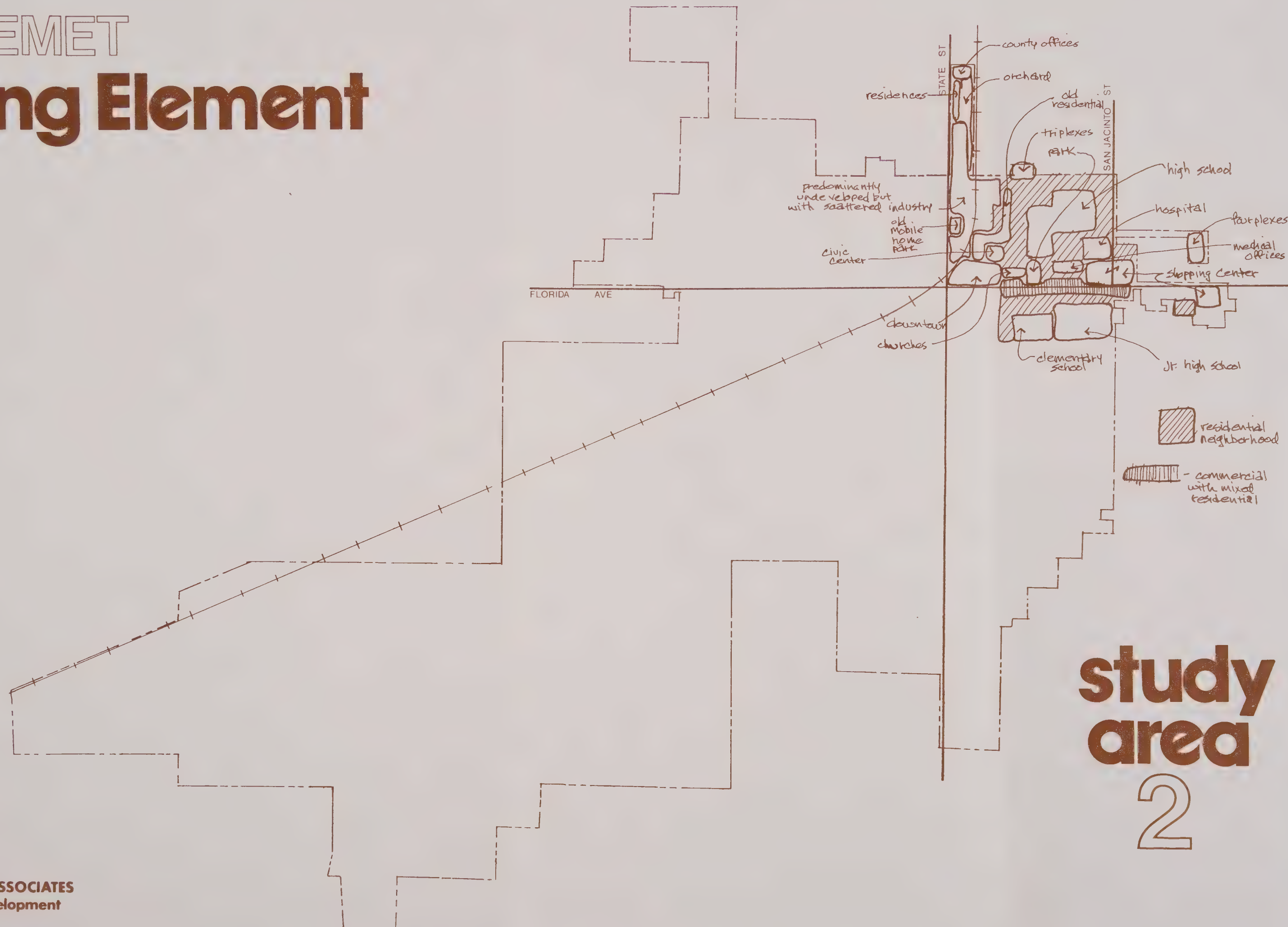
1. This area is quite similar to Study Area 1 in that it contains a large variety of land uses. However, much of it shows the new types of residential development that have come to Hemet.



# City of HEMET Housing Element



1 inch = Approx. 2500 feet



**OWEN MENARD & ASSOCIATES**  
Urban Planning & Development  
Consultants





2. The eastern portion of this area is again characterized by the older development around downtown. Several blocks are devoted to commercial development typical of downtown. Immediately surrounding this portion of downtown are a number of blocks consisting of old residential neighborhoods typical of the other Study Areas to the north. The condition of housing is quite mixed. There is no pattern of deteriorating and dilapidated housing in that it is generally dispersed.
3. In the south and west portions of Study Area 3 there are a large number of new single-family homes and apartments, including a part of a development that contains a nine-hole golf course. Also located in the midst of this new development is a new mobile home and trailer manufacturing plant. This residential area portrays a different image than the older sections; one sees very few children, but does see a large number of homes with gravel or asphalt front yards.
4. Along Florida Avenue the development is quite similar to the north side of the street in Study Area 1 with the possible exception of the Fair Grounds. The western portions of this Florida Avenue frontage are devoted to service commercial uses and mobile home parks, again those which represent the older parks. The frontage closer to the downtown is service-oriented with scattered industrial uses, all quite unattractive for an area that functions as the front door to the downtown.

#### Study Area 4

1. Study Area 4 is entirely residentially developed with the exception of Whittier Elementary School. This is especially interesting since all the students at this school are bussed.
2. The most outstanding residential development in this area is the Sierra Dawn Mobile Home subdivision. Other exceptional developments are the continuation of the single-family development with the nine-hole golf course, which extends down from Study Area 3 and two smaller comparable developments which have their own private greenways. The remaining residential neighborhoods are typical single-family subdivisions which are also in good condition.
3. This area is eighty to ninety percent developed with that remaining vacant likely to be of similar residential development.

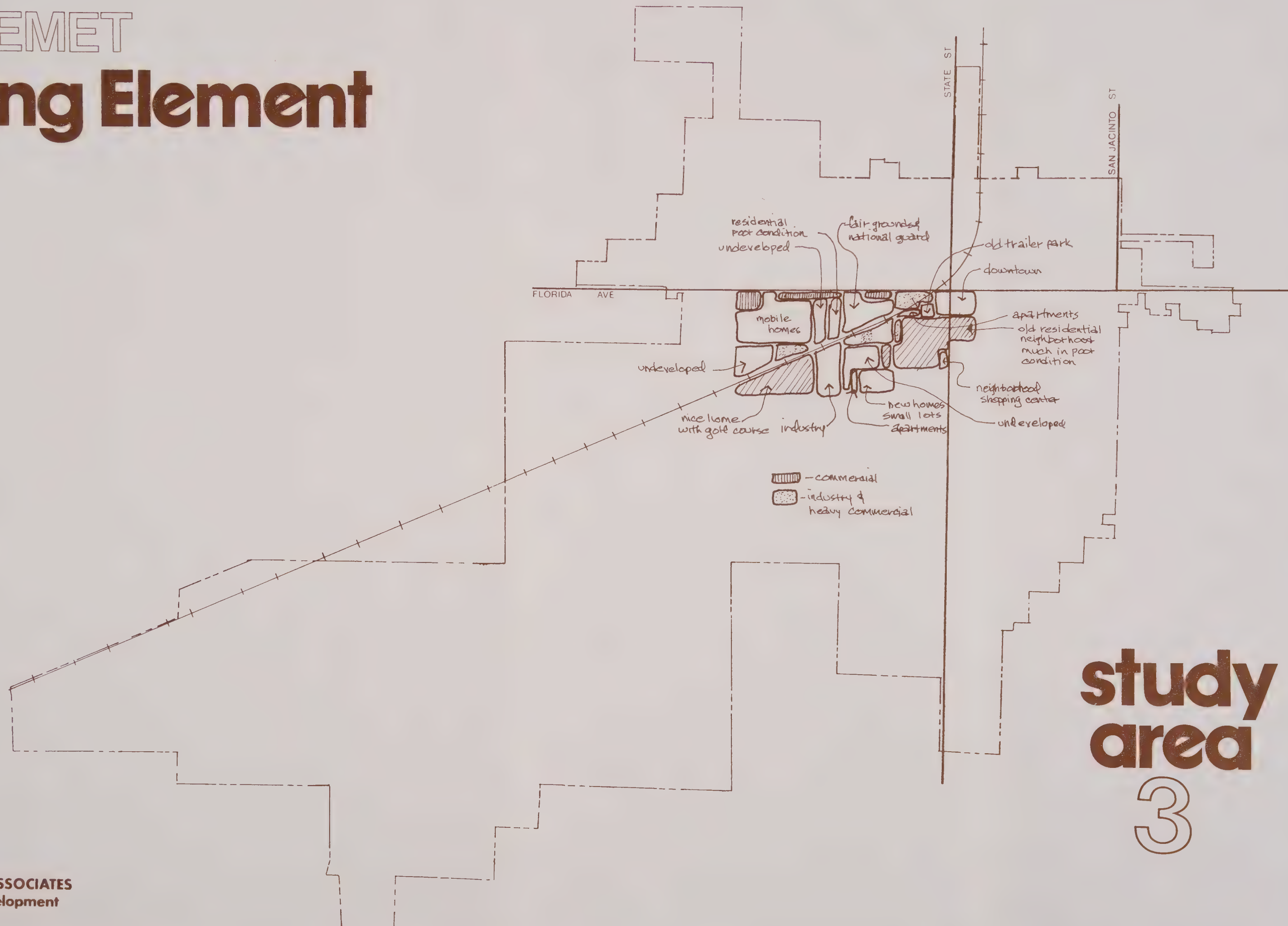




# City of HEMET Housing Element



1 inch = Approx. 2500 feet



**study  
area  
3**



**OWEN MENARD & ASSOCIATES**  
Urban Planning & Development  
Consultants



City of HEMET  
**Housing Element**



1 inch = Approx. 2500 feet



**study  
area**  
**4**



**OWEN MENARD & ASSOCIATES**  
Urban Planning & Development  
Consultants





### Study Area 5

1. With the exception of a small portion of the downtown area, Study Area 5 is residential in nature.
2. Because of the area's relationship with the downtown, it includes a wide variety of housing conditions. The poor housing, although predominantly located in the older sections near downtown, is somewhat dispersed throughout the area.
3. Apartments have been developed, but in no significant number or any one specific location.
4. Aside from the Post Office and a few churches, the Catholic Elementary School stands as the only significant non-residential land use.
5. This area has very few large undeveloped properties and those that do exist are scattered. The area is approximately eighty-five percent developed.

### Study Area 6

1. Study Area 6 is the largest; however, it contains the limits of Hemet's physical growth and is only about forty percent developed. The majority of the developed property is located in its eastern portions and again is predominantly residential in nature.
2. A new shopping center has been established.
3. The housing is almost equally divided between single-family and mobile homes. This area is relatively new and thus there are very few units that aren't in good condition.
4. With the exception of a few apartments and two convalescent hospitals, multiple-family dwellings are not significant in number.
5. The properties which have yet to be developed are still in agriculture uses, and thus this area appears quite open.

### Study Area 7

1. Study Area 7 is also large; however, it too defines the limits of physical growth and is predominantly undeveloped.

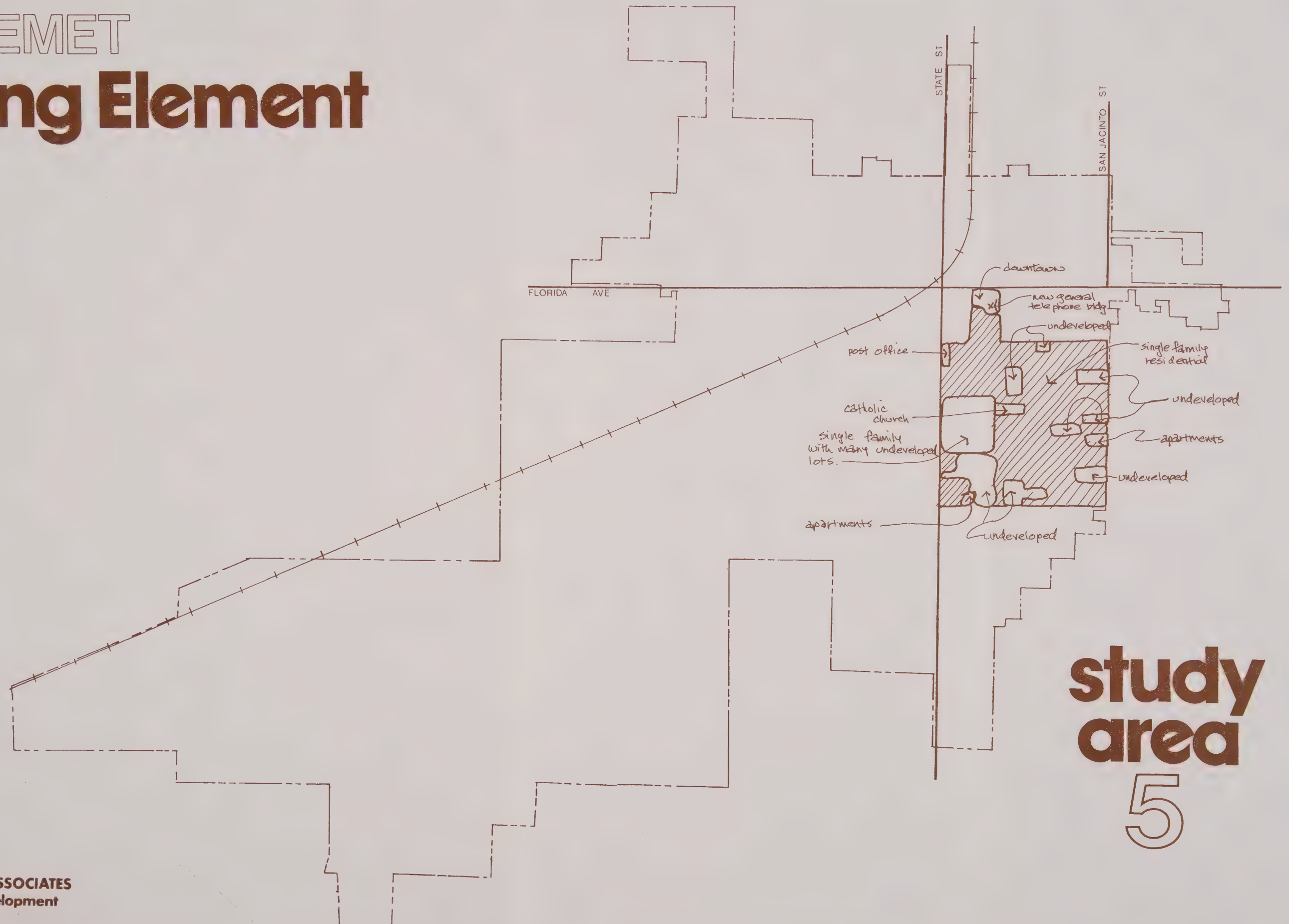




# City of HEMET Housing Element



1 inch = Approx. 2500 feet



**study  
area  
5**



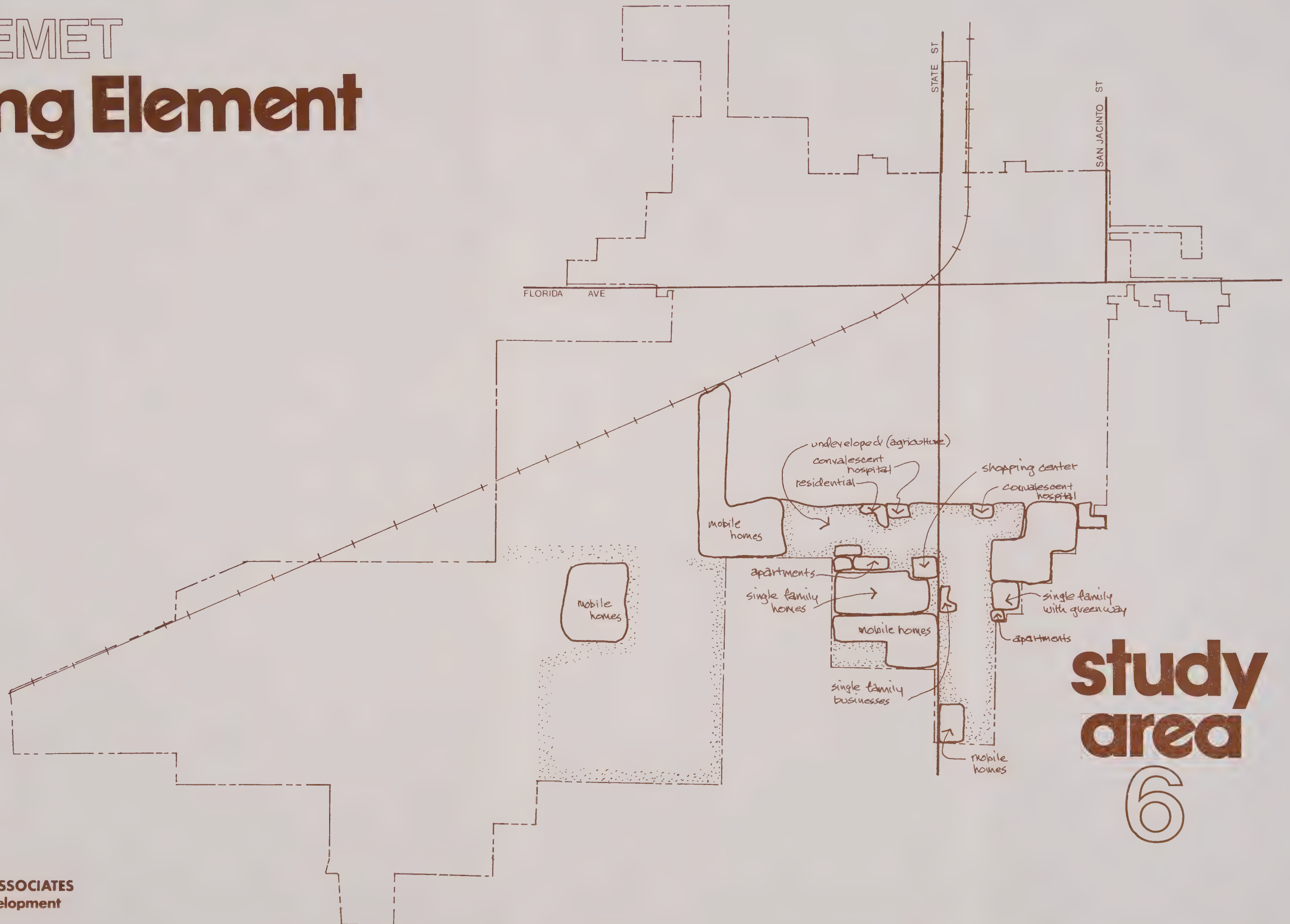
**OWEN MENARD & ASSOCIATES**  
Urban Planning & Development  
Consultants



# City of HEMET Housing Element



1 inch = Approx. 2500 feet



OWEN MENARD & ASSOCIATES  
Urban Planning & Development  
Consultants





2. The housing units are almost totally mobile homes. It contains two mobile home parks that have just completed their first phases, and thus additional mobile home units are quite likely in the near future.
3. This area also contains the remainder of the commercial development located along Florida Avenue. The land uses along this portion of the street consist of a shopping center, restaurants, mobile home sales, auto sales and other retail and service uses.
4. Other uses of significance are Gibbel Park, the Hemet School District offices and the City Yard. Those portions which are undeveloped are still being used for agricultural purposes.

#### SUMMARY OF STUDY AREA CHARACTERISTICS

Based on this analysis, the following general conclusions can be made regarding the characteristics of each of the Study Areas:

##### Study Area 1

1. The population is predominantly retired.
2. Mobile homes comprise the majority of total housing units.
3. There is a high concentration of duplex and multiple units.
4. Unit size is small compared to other units in the City.
5. The units have the lowest value and rent structure in the City.
6. There is a high degree of overcrowding, especially in renter-occupied units.
7. Approximately twenty-five percent of the single-family units in this area are in poor condition.
8. This area is quite mixed in terms of land uses, and examples exist of both the older section of town and the newer apartment and mobile home developments.
9. The zoning in this area has been in transition to more intense zones and, as a result, little R-1 zoning remains.
10. Very little land remains undeveloped.

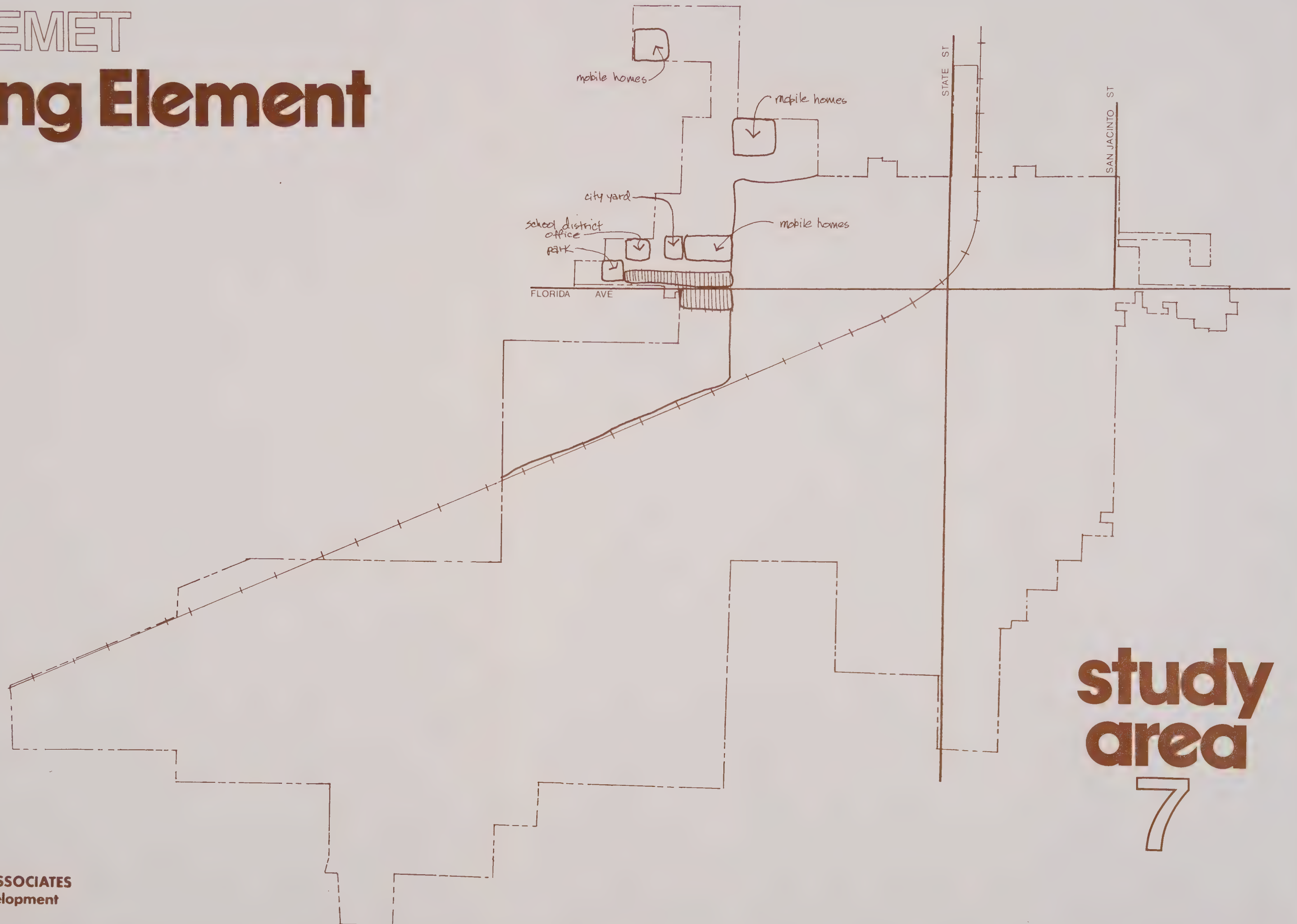




# City of HEMET Housing Element



1 inch = Approx. 2500 feet



OWEN MENARD & ASSOCIATES  
Urban Planning & Development  
Consultants



### Study Area 2

1. The ratio of the population under eighteen years of age to the other age groups is higher.
2. There are very few mobile homes, but a large number of duplex and multiple units.
3. Many of the units are renter-occupied.
4. A large percentage of the occupants are single people.
5. Approximately six percent of the units in this area are in poor condition.
6. Unit sizes are small compared to the City averages.
7. This area represents the old, established downtown.
8. The area contains three of the City's four schools.
9. All of the City's major streets provide access to this area.
10. The area is almost entirely developed except for industrially zoned portions.

### Study Area 3

1. The population is predominantly in the retired age group.
2. Housing units are almost equally split between mobile homes and single-family units.
3. A large percentage of units are very low in value. Rent is comparable to the City average.
4. A significant number of unit occupants are single people.
5. Although the percentage of units rated as being in poor condition is small, those that are, are found concentrated in the eastern portions.
6. Unit sizes are significantly smaller than City averages.
7. This area is similar to Study Area 1 in regard to the mixture of land uses.

### Study Area 4

1. Approximately eighty percent of the population is sixty years old and over.



2. Units are almost equally split between mobile homes and single-family units.
3. Units are appreciably larger than in the other areas.
4. Units have the highest value and rent structure in the City.
5. Units are over ninety percent owner-occupied.
6. A large majority of households are in the two-persons per unit category.

#### Study Area 5

1. The area is almost entirely devoted to single-family units with no mobile homes.
2. Units are somewhat larger than the City average.
3. Unit value and monthly rent are slightly higher than the City average.
4. Although not greatly obvious, there are larger families here than in any other area.

#### Study Area 6

1. The population is predominantly sixty years old and over.
2. Mobile homes are slightly greater in number than single-family units.
3. The unit value and rent are high compared to the City in general.
4. Slightly less than ninety percent of the units are owner-occupied.
5. Two-person households predominate.

#### Study Area 7

1. This is the least populated area.
2. Almost all housing units are mobile homes.
3. A large percentage of the occupants are single people.

## POTENTIAL HOUSING SITES

The City of Hemet, like most communities, has developed from its center outwards. This usually results in very little vacant land being left behind the crest of the expanding wave of development. This has generally been the case in Hemet; however, there are several parcels that remain vacant and are rather centrally located in relation to the City's existing development. In addition to these, there are a large number of acres that have yet to be developed located in the southern and western portions of the City. (See Map

The purpose of this section is to identify the nature of the land that is likely to develop residentially, as well as that which should be considered for residential development. In order to accomplish this, two areas have been identified on the following map. These areas include the bulk of the available and developable land within the city. A general description of these areas is presented as follows:

### AREA 1

Area 1 is located in the western portion of the city running generally north-south from Oakland Avenue to Johnston Avenue. Within this area there are approximately 100 acres of land in parcels of five to forty acres in size. In that most of the parcels in this area are surrounded by existing urban development, they are well served by community facilities and utilities. Schools, shopping and employment are all easily accessible from this area.

### AREA 2

Area 2 is located in the southeastern portion of the city. Its northern section contains several small scattered parcels of land where in the southern extremities the undeveloped land is in much larger holdings. In total there are approximately 200 acres of land suitable for residential use. Parcel sizes vary from five to eighty acres in size.

Although some of the vacant land is on the southern edge of urban development, the area is generally well served with community services and facilities. Many of the small parcels are also quite conducive for the expansion of existing residential neighborhoods.



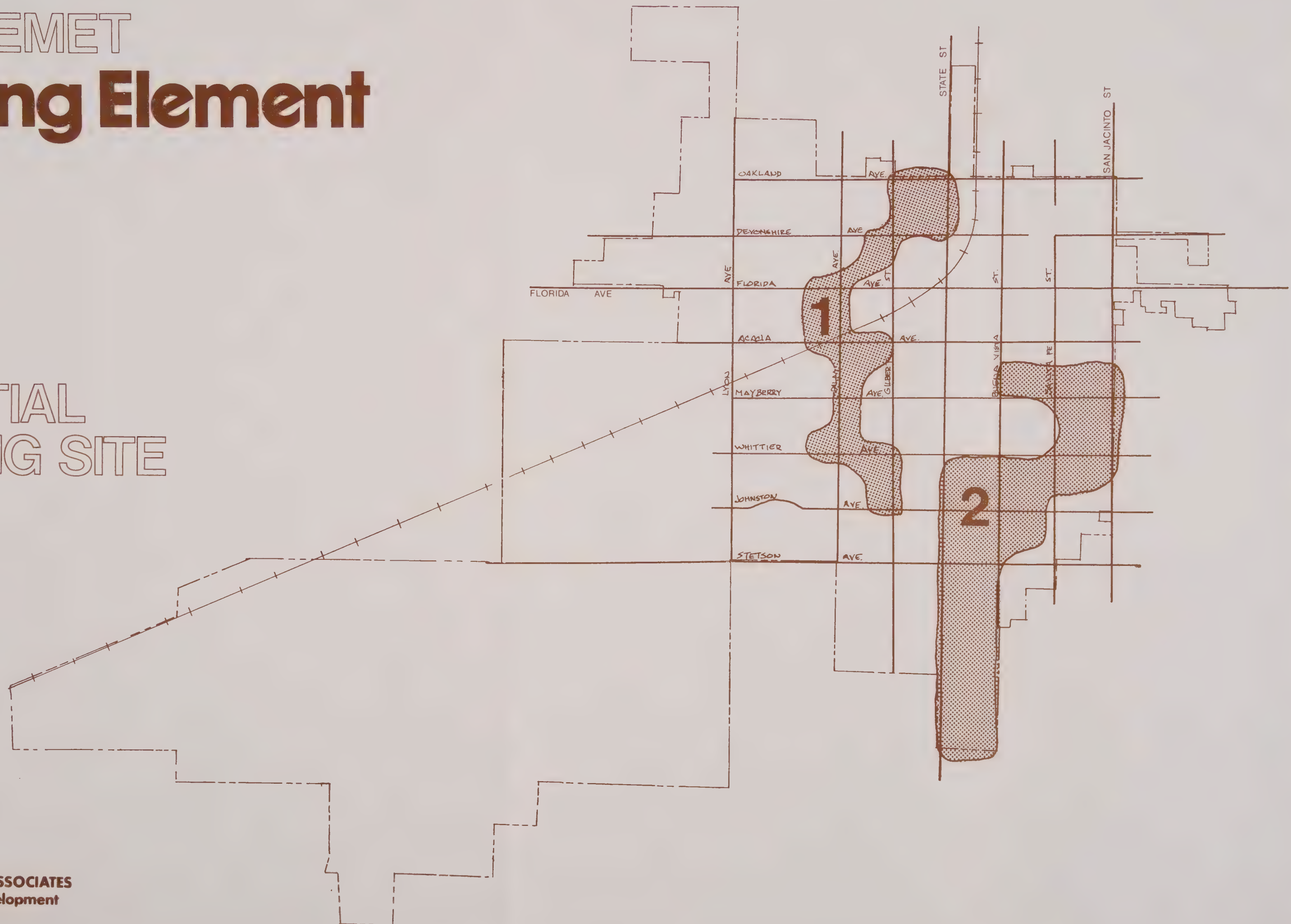


# City of HEMET Housing Element



1 inch = Approx. 2500 feet

## POTENTIAL HOUSING SITE AREAS



OWEN MENARD & ASSOCIATES  
Urban Planning & Development  
Consultants



## EXISTING HOUSING PROJECTS AND PROGRAMS

### FEDERALLY SUBSIDIZED HOUSING

One of the most popular methods of providing new housing for low and moderate income families has been through the utilization on the part of the developer of the various Federal Subsidy Programs. Thus far the only program of this nature to be used in the Hemet/San Jacinto area is the Section 235 (i) Interest Subsidy Program. This program allows the developer to build single-family homes and sell them to qualified buyers via a low interest rate FHA insured loan.

To this date 186 units have been developed under this 235 Program. Of this 186 units, thirty-five units have been developed on a "scattered lots" basis throughout the Hemet/San Jacinto area. The remaining 151 units have been developed in individual tracts or as a part of a tract. Locationally, the majority have been constructed in the County area outside both Hemet and San Jacinto. The one development that has been started in the City of Hemet is a "set-aside" project, a unique program which uses 235 Program funds that are set-aside strictly for minority contractors. It appears that because of the family attraction to the County east of Hemet, the majority of the 235 Program units are located there.

### BUILDING CODE ENFORCEMENT

The City of Hemet has been actively involved in a program which has resulted in the removal of many of the City's poorer housing units. Since April of 1970, the following numbers of units have been removed.

April to December, 1970	15 units
1971	36 units
1972 through August	<u>21 units</u>
TOTAL	72 units

These removals have been the result of both the City's Code Enforcement Program and those that have been required in the development of a new housing tract. Those removed by the City have been stimulated by occupant complaints or simply by the fact that the unit has remained vacant for an extended period.





# City of HEMET

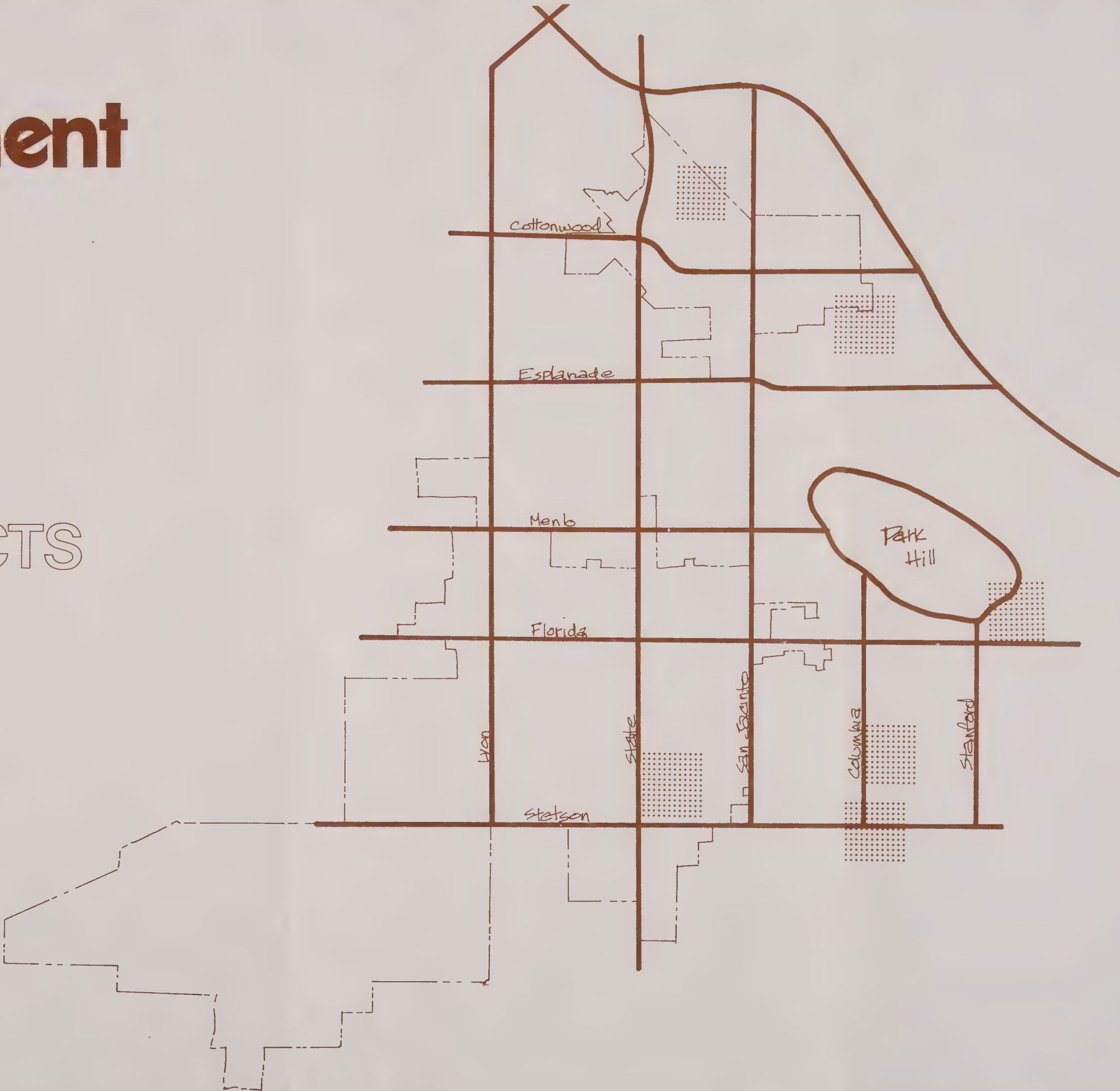
# Housing Element



1 inch = approx 4000 feet

## EXISTING HOUSING PROJECTS

 General Locations



OWEN MENARD & ASSOCIATES  
Urban Planning & Development  
Consultants



## HOUSING NEEDS

In order to create a truly implementable Housing Element, it is critical that a basic understanding of housing needs be developed. Housing needs themselves become more complicated when we find that they must consist of both short and long range housing demand. Thus, for the sake of simplicity, the remainder of this section is divided into subsections on long range demand projections and current demand.

### LONG RANGE DEMAND PROJECTIONS

The potential of Hemet's housing stock has been established through the use of long range demand projections. The long range projection provides a dynamic foundation for planning future housing programs and must be constantly in tune with changing trends and events. Because these projections are founded on trends and development patterns and techniques, it is critical that they be kept up-to-date.

The projections have been based on a series of trends and patterns that have become quite characteristic to the Hemet area and are expected to remain so for some time. They are as follows:

1. Hemet will continue to be strongly oriented to retirement community needs.
2. The mobile home as it is known today will continue to be popular through this decade.
3. There will be a relatively constant demand for family housing as the area's population increases.
4. The need for low and moderate cost housing will remain proportional to other housing demand. This will be in the form of both multiple-family and single-family units.

Although the above statements are expected to remain valid for some time, they are subject to change. Some of today's unanswerable questions could, in the future, be stimulus to this change.

1. What effect will smog have on Hemet's future attractiveness?
2. Will the mobile home be as popular ten years from now, or will they be replaced by some other form of housing?



3. How will the possibility of a property tax on mobile homes affect their attractiveness?
4. Will the composition of people attracted to Hemet change?
5. What unforeseen types of development might occur that would alter the level of employment in the Hemet area?
6. What effect could the expansion of Ryan Airport facilities have on growth in general?
7. What effect will the development of the Perris Reservoir have on the area?

In order to establish the actual housing projections, a study of the population growth rate was necessary. At the commencement of this study, Riverside County had just completed its population projections. The projections are subdivided into the many community areas in the county, and those for the Hemet/San Jacinto area coincide quite well with the area of concern in this Housing Element. The following table illustrates these population projections:

		1970	1975	1980	1990
Low-Range	Hemet/San Jacinto	34,368	40,250	46,150	57,850
	Riverside County	459,074	516,575	572,250	673,875
Mid-Range	Hemet/San Jacinto	34,368	42,850	51,350	68,400
	Riverside County	459,074	534,700	610,460	764,820
High-Range	Hemet/San Jacinto	34,368	43,000	53,000	77,500
	Riverside County	459,074	555,295	654,775	867,025

The consulting economist who prepared these county projections created three ranges of figures. "The low range projection results from an extension of the 1950-1970 average population growth rate in this division; the high range projection reflects a modification of the population growth curve experienced during the past two decades. The mid-range projection of 68,400 persons in 1990 is a continuation of the 1960-1970 average population growth rate, . . . ." This study also strongly recommended the mid-range figures. That recommendation was taken in the development of the following housing projections. Correlated with these projections are data related to household size, vacancy rates and unit types. The chart on the following page depicts the long-range housing demand over the next eighteen years.

The projected housing demands illustrated in this chart are founded on a number of criteria:

1. Population Projections are taken from the Riverside County Population Projections, 1970-1990, using the mid-range projections of this study.



# PROJECTED HOUSING DEMAND - HEMET/SAN JACINTO

1970 - 1990

Year	Population <sup>1</sup>	Percent Increase	Population in Households <sup>2</sup>	Population per Household <sup>3</sup>	Total Households	Vacancy Rate (Percent) <sup>4</sup>	Vacancy Allowance (Units)	Total Demand (Units)	Demand Number of Units		
									Single Family	Mobile Homes	Multiple Family
1970	34,368		33,941	2.46	13,817	5.5	810	14,627	8,864	4,205	1,558
1975	42,850	24.6	42,290	2.40	17,620	5.0	927	18,547	10,998	5,564	1,985
1980	51,350	19.8	50,650	2.35	21,550	5.0	1,134	22,684	13,452	6,805	2,427
1985	60,000	16.8	59,100	2.35	25,148	5.0	1,323	26,471	23,639		2,832
1990	68,400	14.0	67,250	2.35	28,617	5.0	1,506	30,123	26,900		3,223

<sup>1</sup>Riverside County Planning Commission, "Riverside County Population Projections, 1970-1990," Urbanomics Reserach Associates, 1972.

<sup>2</sup>Development Research Associates, "The Hemet-San Jacinto Area General Plan Economic Analysis and Forecasts," City of Hemet, 1967.

<sup>3</sup>Owen Menard and Associates.

<sup>4</sup>Owen Menard and Associates.

2. Population in Households is derived from the difference between the total population and the population residing in institutions, convalescent facilities, etc., as established by the Hemet/San Jacinto Economic Analysis and Forecasts Report.
3. Population per Household is founded initially upon the actual figure presented in the 1970 Census. On the assumption that the Hemet/San Jacinto area is going to continue to attract retired persons at a slower rate and the fact that trends are showing that family size is decreasing, this factor is illustrated with a slight decline.
4. The Vacancy Rate is based on the principle that in order to allow for choice in housing, a small vacancy rate is necessary and is considered healthy in a competitive society. The rate of five percent is considered to be appropriate.
5. The breakdown of the total demand into the unit types is initially based upon the 1970 Census data. It assumes the mobile homes will continue to be a popular form of housing, but will begin to stabilize by 1980. After 1980, it is difficult to determine whether or not the mobile home industry will continue to manufacture mobile homes or whether it will convert its efforts towards modular housing. Because of this, the single-family units and mobile homes have been consolidated for 1985 and 1990.
6. Apartments have been illustrated as maintaining a constant proportion of the total housing inventory. It is not expected that the Hemet/San Jacinto area will receive a great change in demand for apartments because of its retirement orientation. Should this image change to one more related to industrial development, which is not expected, this situation could change.

#### CURRENT HOUSING DEMAND

Of these two methods necessary for establishing housing needs, the current demand is perhaps the most useful because it is based on existing deficiencies and problems in the housing stock. From an overall standpoint, Hemet's housing problems are not severe or extensive. This is not, however, to say that none exist. For lack of a more appropriate description, Hemet's housing problems are in their infancy. This may be oversimplifying the situation, but as with any problem's evolution, it often commences as small and insignificant and, therefore, unrecognized.

## VARIETY OF TYPES

Hemet's retirement community composition is quite obvious. What must be realized is that if a community desires such a makeup, it must understand that it cannot stand by itself as a pure element. Even though the City and the majority of its citizens desire such composition, they must not overlook or underestimate the needs of those who work to support it, i.e., the store owner, the bank clerk, the school teacher, the service station attendant, the appliance repairman, and their families. Thus, there are people attracted to Hemet whose needs for housing are other than those satisfied by the mobile home or the private park subdivision. The 1970 Census points out that many of these people have been neglected. A review of the census tracts in and around the City indicates that those populated areas outside of Hemet are much more densely settled by families with children than is Hemet itself. In other words, the people who work to support Hemet's present unique population are not able to satisfy their own housing needs within the City and thus must look elsewhere.

## OLD RESIDENTIAL DEVELOPMENT

In addition to this problem regarding the unsatisfied housing needs of certain segments of the population, the previous statistical analysis in this report indicated that the housing and household characteristics in the older residential area around downtown Hemet are worthy of serious consideration. The most significant characteristics which give indication of this area's problems are as follows:

1. Although the population around downtown is quite mixed, there is a significant number of single people in the elderly age group residing here.
2. This area contains the smallest housing units in the City.
3. There is a high percentage of renter-occupied units.
4. The majority of the City's duplex and multiple-family units are located here.
5. The largest portion of dilapidated and deteriorating units is found in this older area.
6. One-half of all the overcrowded units in the City are located here, and of these the majority are occupied by households with children.
7. This area contains the units with the lowest values and rent structure.



8. In relation to zoning, this area has been in transition leading to more intense land uses, i.e., changing from R-1 to R-3, C-1, etc.
9. The bulk of the City's energies in code enforcement have been in this area.

It may be a foregone conclusion that the older section of Hemet is obviously where housing problems are to be found, but it is very important to understand why such an area poses these problems. In Hemet's older residential section of town, the condition of housing is only one part of the problem. The fact that a large number of the units in this area are occupied by single, elderly people and families too large for their homes--most of whom are renters rather than owners--are all important characteristics and indicators of the inadequacies of the housing in this central part of town.

This statistical examination leads to the conclusion that this area is providing the City with its low cost housing. Many of those families with children who have been attracted to this area have undoubtedly come because of the cost of housing. The single, elderly people are obviously attracted because of the large number of rental units and their associated low rent, as well as the convenient access to shopping and cultural activities. The question is, however, is the older housing in this area suitable even as low cost housing. Those people seeking a low-cost form of housing are the least capable of accepting the liabilities of old deteriorating housing. The need for new forms of low cost housing is apparent, and that which would satisfy the needs of both the retired and young families is most warranted.

#### THE "SELLER'S" MARKET

A rather serious, yet difficult to pinpoint problem related to the current housing market, is that of social prejudice. It has been found from a number of sources that a family with children may have an extremely difficult time finding housing in some portions of Hemet. It appears that some landlords have been discriminating against such families because the housing market has been a "seller's market," and thus they realize they can eventually rent to an elderly couple who will cause less wear and tear on the unit. This kind of problem is difficult to solve until vacancy rates increase to the point where landlords can't enjoy such discriminatory options. The City can influence the variables that allow such problems by encouraging residential development oriented towards families and other socio-economic segments of the population.



## UNDESIRABLE CONDITIONS

This study has identified a number of conditions that are considered undesirable in terms of residential livability. However, the 1970 Census doesn't allow for easy correlation of various types of deficiencies, i.e., from the Census one cannot easily determine how many of the overcrowded units are also lacking plumbing facilities or are of low rent.

The following are the various categories which indicate an undesirable condition and the number of respective units:

<u>Condition</u>	<u>Number of Units</u>
Overcrowded Units	195
Owner Occupied	88
Renter Occupied	107
Dilapidated Units*	139
Plumbing Facility Deficiencies	142
Low Rent (\$40 - \$59 per month)	133
Renter Occupied Units whose occupant's annual income is \$10,000 or less and are spending 35% or more of it on rent	463

Source - 1970 U. S. Census

\*Owen Menard & Assoc., 1972

As stated above, a number of these conditions relate to one unit, and thus the simple summation of these figures does not represent the total number of deficient units.

The number of units designated as Dilapidated is a rather accurate account of units that should eventually be replaced, but this is not necessarily the case with the other conditions. Units may be overcrowded for a large family, yet perfectly adequate for a smaller household. In that the overcrowded units are predominantly occupied by families with children, this figure is a good indicator of the housing need for such families.

The disposition of units found to have plumbing facility deficiencies is somewhat perplexing. Although such inadequacies don't necessarily warrant the unit's removal, it is certainly an undesirable condition. The solution to such a problem may well be through actions other than the mere construction of new units. However, before any solution can be developed, the City must identify these units to fully understand the problem and its severity.

The units which fall in a rental range of \$40 to \$59 per month are certainly suspect in terms of desirability, yet even these will require further examination. However, in Hemet if a unit's rent falls twenty-five to fifty percent below the City's median rent (\$80 per month), its desirability and adequacy are likely to be quite low and thus removal may be justified.

Instances where occupants spend thirty-five percent or more of their incomes on rent are also undesirable in terms of housing economics. However, in Hemet, with fixed incomes not being uncommon, there could be sufficient reason for this condition, and thus it may not be an accurate indicator of a true housing problem. On the other hand, it could well be an excellent indicator of a lack of low-cost housing. Detailed investigation into this condition is of obvious necessity.

It should be kept in mind that the removal of units should be approached with sensitivity. Even if the units are replaced--and that is of critical concern--the whole program will be damaged if units are removed simply because they are old or low cost.

## HOUSING DEMAND

This section has identified Hemet's major housing needs both through physical description and statistical representation. The conclusions then, as related to current housing demand, are generally as follows:

1. There is a general need for low to moderate cost housing units oriented to the elderly, and particularly to the single persons of this age group. Concentration in the downtown vicinity would seem most appropriate.
2. There is a general need for family-oriented housing units based on:
  - a. The number of presently overcrowded units (approximately 150 to 200 units).
  - b. The fact that new families must seek housing outside Hemet.
3. Approximately 100 to 200 units should be studied through a concerted Code Enforcement Program effort which would establish their disposition, i.e., removal or upgrading. Any removals should be replaced with units related to the needs of those displaced. The older residential areas of Hemet contain the greatest concentration of these units.

4. The projected housing demand for the Hemet/San Jacinto area indicates an increase of approximately 4,000 units over the 1970 figures within the next two years. Over half of these units are expected to be single-family homes. The City of Hemet is in need of more variety in housing unit types and thus should be encouraging this increase in single-family units. Strict orientation to the retired population will only continue the present imbalance in housing choice.



## CONSTRAINTS

The solutions to housing problems do not develop in a non-controversial manner; in fact, the controversy is often the roadblock in the way of probable solutions. Because of this, this element must be understood and as many of these obstacles as possible be identified. The "constraints" involved in housing problems find their origin in many areas; and, thus, the following section is categorized into a number of subjects. This section does not, however, attempt to identify all the constraints that may face a housing program, but merely intends to label those that have been most universal.

### POLITICAL CONSTRAINTS

This category is perhaps the most difficult to define, for oftentimes the political constraints to a housing program are very subtle. There are probably few politicians who are against the goal of insuring that everyone has access to decent housing. However, the politician is an agent of his constituents and, thus, in his endeavors to retain this position, will not expose himself endlessly to the upheavals of a poorly thought-out housing proposition which usually relates to only a fraction of his entire constituency.

The political constraint may find its substance in any of the following subject areas. It must be recognized, however, that it is within the political arena that final decisions will be made. Thus, an important aspect of any housing issue is a sound program and adequate communication with the politician and his constituents.

### SOCIAL CONSTRAINTS

Social constraints in the context of this study are intended to mean those that are manifested in the form of social attitudes and philosophies. The subject of government subsidy or control of housing is certainly sufficient to spark negative feelings. On one end of the spectrum of social attitudes, there are those who feel that giving someone something that hasn't been directly earned from hard work is anti-American and an erosion of the American spirit. There are also those who can accept the subject of government subsidy, but reject the idea of having the subsidized live in their neighborhood or community. And, at the other extreme, there will be those who accuse the government of offering mere tokenism, or of disguising the true intent of our national housing goals with its superficial housing programs.



In Hemet, as elsewhere, it is possible that the retired have grown weary of dealing with crime, violence, social unrest and the like. There may be many retired people who came to Hemet to get away from society's ills and now only wish to simply live in peace in the tranquil setting the City offers. Thus, the introduction of a housing issue might find a great deal of animosity from these persons. The City has already experienced a number of incidents where groups of elderly people are attempting to rid their "retirement neighborhood" of a new family with children. Social constraints are difficult to deal with, as well as often being difficult to detect. Because people are often hesitant in expressing their social attitudes, these constraints may be well hidden in the form of subtle gestures. Most people will not express themselves in a frank manner until it appears that a last resort necessitates such in order to influence a final decision on items such as housing programs or projects.

There is no simple solution to this kind of problem, but developing housing goals which represent the community attitudes can certainly limit its effect. These attitudes must be determined in an early policy development stage and not at the time just previous to a final City Council action on a specific program or project. Again, communication is our best tool.

### ECONOMIC CONSTRAINTS

Economic constraints are closely associated with market constraints; however, there are some broader economic concerns that must be understood. Whenever a housing project of any significant size or unique characteristics is contemplated, the following factors must be taken into consideration:

1. Although it is not always necessary in Hemet, new housing generally must relate to employment opportunities in an area. Unemployment rates in major job classifications could be critical to a housing project's success.
2. In cities with high costs of living, it is particularly difficult to satisfy housing needs for low to moderate income families; therefore, the cost of living level is of critical concern.
3. New housing creates additional demands for public services, schools, utilities, parks, etc., and thus should be evaluated in terms of its ability to create the necessary tax revenues to offset these new costs.

These types of constraints are difficult to control or modify for they are usually the aggregate of many community conditions and characteristics. It is, however, important that they be monitored and their effect understood.

## MARKET CONSTRAINTS

This classification is related to the constraints connected to the private housing market. The overriding concern in this market is the ability to make a reasonable profit. It, therefore, deserves consideration for a number of reasons:

1. It is difficult to develop a truly desirable low-cost dwelling unit and still be able to extract a reasonable profit.
2. The goal of creating a variety of housing types is difficult to achieve in an area where the market is oriented toward a retired population.
3. There is little control over the price for land a property owner may ask when he feels development is booming.
4. The cost of labor and materials may vary from one area to another.
5. The development of housing cannot be created in a vacuum. Employment, commerce, schools, taxes, etc., all have a bearing on the success of a housing project.
6. Our national economy has a direct effect on lending interest rates which can often make the difference between a feasible and unfeasible project.

In those areas where the market constraints prohibit the solution from coming from the private sector, it is the responsibility of government to investigate the problem for possible solutions. This is not to say, however, that government is free from market constraints. In public housing there are many examples of failure due to misunderstanding the market influence.

## GOVERNMENTAL CONSTRAINTS

To private industry, governmental constraints are normally in the form of various governmental procedures and requirements such as:

1. Zoning proceedings and requirements.
2. Land subdivision requirements.
3. F.H.A. regulations and procedures.
4. Planning Commission and City Council review procedures.

5. Building Code requirements and inspection procedures.
6. Environmental Impact Reports.

The constraining factor comes in the form of costs and time delays to the developer. Although it is impossible to completely eliminate these constraints, government does have the responsibility of reducing the adverse effects of their procedures and requirements as much as possible. The ability to inform the developer at the outset of his project of all of the governmental procedures and standards with which he is expected to comply can have a very positive effect.

In relation to governmental sponsored projects, there are also many governmental constraints. Many of the Federal grant programs require that before a city can receive funds it will be evaluated as to how the problems related to housing are being dealt with in that city. The utilization of California Community Redevelopment Law by a city can only proceed if the city has an up-to-date General Plan and has identified areas which are considered blighted. In addition to all of this, are the required public hearings and the necessary background studies.

Thus, what has become known as bureaucratic "red-tape" is a very real part of practically any type of program or project. It is crucial that those who are affected by these constraints be aware of them and understand that they are an integral part of any program.

### PHYSICAL CONSTRAINTS

With any given site in a community, there will be varying types and degrees of physical constraints. Some examples of these are:

1. It may be necessary to clear the land in order to create a buildable site.
2. The established patterns of a neighborhood, such as density, street configurations, school facilities, social patterns, parks, shopping facilities, etc., can bear directly on the success or even appropriateness of a proposed housing development.
3. Utility capacities required by a particular development may cause the need for modification or extension of the existing system. This will always result in increased costs.
4. The actual physical character of the site as shown by its topography, soils, geology, vegetation, etc. cannot be ignored as a very real constraining factor. This is greatly emphasized by the fact that recent legislation is requiring concern for these kinds of factors.



## THE HOUSING PROGRAM

The Housing Program consists of devising methods for implementing the housing and community goals. It will include programs and projects that can be easily initiated on an immediate basis, as well as those destined to require greater efforts and time. Many of the activities will be the responsibility of the City alone, while others will involve other governmental agencies and community organizations. In Hemet the private housing market will also be depended on for implementing housing goals. Thus, the Housing Program will be an ongoing process requiring a commitment on the part of the entire community. Hemet is not experiencing major housing problems today, and if sound measures are taken now, such problems may never be allowed to occur.

### THE NEW FEDERAL ROLE

Until recently the federal government had been very active in the business of providing methods for housing development. Numerous housing programs were aimed at various housing needs throughout the country. The 235 and 236 programs were very popular methods in Southern California. As stated earlier, several 235 projects have been developed in the Hemet area. Most of these federal programs were designed to provide the much needed low to moderate cost housing and entailed government subsidy in some form. With the exception of a moderate amount for public housing, these programs are no longer being funded.

The federal government isn't disregarding the housing of the nation, but it is approaching the subject from a completely different perspective. Although at this time little information exists on this new approach, the basic concept involves providing subsidies directly to the individuals in need of housing. It will be done in such a manner that will allow them to shop for and purchase a home in the private market. This method will certainly solve a number of problems associated with the "project" image so inherent in past programs, but it will also create a number of new concerns regarding its effectiveness.

The greatest impact this will have on local government is that it removes much of the concern for locating physical housing projects and creates a greater concern for people. This new concept is, much like Revenue Sharing, an attempt to allow local government to solve its own problems. Therefore, rather than insuring the provisions for some number of low cost housing units, local government must now truly guarantee a wide choice of housing consistent with the needs of its citizens.



## HOUSING OBJECTIVES

In order to illustrate the evolution of housing goals into workable projects and programs, each goal is expanded to more specific actions. In addition, identification of responsibility and the time frame for accomplishment are provided where appropriate.

- The existing social settlement patterns are desirable and should be allowed to continue based upon individual choice and compatibility with present and future City regulations.
- 1. The existing characteristics of development have been generally established in terms of residential density, housing types, and orientation to retirement and family households. These conditions should not be interfered with by such things as significant zone changes or other development standards or criteria that would conflict with the existing patterns.
- 2. The pyramid characteristics of the zoning ordinance should be eliminated in order to insure proper relationships between dissimilar land uses. Of specific concern are the zoning provisions which allow commercial and residential uses within the same zone and the disruptive effects such associations could have on existing residential development.
- The City should encourage the development of moderate to high density housing in the downtown area, both to improve its business climate and to satisfy the ever increasing needs of the retired.
- 1. Economic analysis of the community related to the Redevelopment Project should include the investigation of the feasibility of developing high density residential as part of the redevelopment plan.
- 2. Within the proximity of the downtown area there are a significant number of units that have been determined to be of a dilapidated or deteriorating condition. Within Study Areas 1, 2 and 3 are found the following:
 

Dilapidated	112 units
Deteriorating	<u>78 units</u>
TOTAL	190 units

Replacement of these units would create a demand for 190 units in the downtown area.
- 3. The density range provided for by the Land Use Element of the General Plan (ten to forty units per acre) should be carried out at its upper limits in the proximity to the downtown. However, higher densities should only be implemented when low lot coverage and multi-story or high-rise forms are possible. Utilization of a planned unit deve-

lopment zone that offers incentives for development and guarantees of environmental quality is most appropriate for this downtown area.

- The City should insure open and free choice of housing for all with a wide variety of selection in location, type, price and tenure.
- 1. The Zoning Ordinance should be modified to allow and encourage various types of residential development concepts such as cluster units, zero lot line, townhouse, modular units, and apartments of a full range of densities.
- 2. Incentives related to density, lot coverage, height limits and parking requirements should be developed so as to encourage a variety of housing types and flexibility in design.
- 3. Large residential projects should be encouraged to create a variety of housing types.
- 4. Density standards should be utilized to regulate the maximum number of units and not to restrict the type or style of residential development.
- 5. Subdivision regulations should be amended to allow other than the typical subdivision practices for residential street and lot design.
- 6. Residential street design standards should be modified to provide for reduction of street area and be based upon anticipated traffic, street function, and minimum spatial requirements. Cluster concepts for on-street parking can effectively reduce areas devoted to streets, thereby providing greater usable site area and flexibility of project design.
- The City should utilize marketplace demands as the primary indicator of the type of housing to be developed.
- 1. The marketplace demand should identify the volume of housing development to occur; however, its location and characteristics must be guided by sound land use planning policy. Location of housing must take into account circulation, traffic generation, public facilities and utilities, schools, community services and existing urban and environmental conditions.
- 2. In order to insure that housing development is truly aimed at existing demand, the City should prepare and maintain a housing and population information document to be disseminated to all who have a role in the housing development industry including potential residential developers, real estate businesses, governmental agencies, and local financial institutions. Such a document should include and be continuously updated with the following:

- a. Population characteristics and changes in number and type.
- b. School enrollments
- c. Building permit summaries by types of development
- d. Summary of City zoning regulations
- e. Status of Code Enforcement Program
- f. Summary of any special studies conducted by the City or other agencies that relate to housing or population characteristics.

Information sources within the City should also be sought for related data such as the Real Estate Board, financial institutions, County Welfare office, State Department of Human Resources, and major employment base industries.

--If development is to take place on hillsides, it should be designed in a manner that eliminates excessive grading and preserves as much of the natural contours and vegetation as is feasible.

- 1. New concepts of residential development that can create variety in housing types should be utilized in hillside areas, thereby providing a method for maintaining natural qualities and features.
- 2. Special zoning and subdivision standards should be developed for the hillside areas to preclude standard development practices and encourage a new variety of housing types.

--The City and County should develop subdivision practices in the valley that will foster the open space and land conservation concept (e.g., clustering, zero lot lines, coverage incentives).

- 1. The County should be provided with any modifications the City incorporates into subdivision regulations. Endeavors on the part of the City to encourage variety of housing types add further rationale to such open space and land conservation concepts.
- 2. The County should be persuaded to provide the City with the review of all significant housing developments in order to insure consistency with City housing policy, especially those that occur within the City's Sphere of Influence.

--Establish park dedication requirements for large developments.

- 1. The utilization of the Quimby Act should be applied to all forms of housing regardless of whether or not subdivided lots are involved in the development.



2. Park development which occurs as a result of park dedication requirements should be closely associated to the social settlement patterns of the community and, therefore, directly related to the needs of the people.

## CONTINUATION OF EXISTING PROGRAMS

### BUILDING CODE ENFORCEMENT

The City has been administering a building code enforcement program for the last few years and has had commendable success. This process of removing those units unfit for habitation should continue as an important program for Hemet. The City has not displaced any of the occupants of the subject units because the City has not instituted this program until the units were vacant for some time. This program has resulted in an average removal rate of thirty units per year.

This program has been a significant instrument in dealing with substandard housing conditions, but it should be modified in order to overcome a few of its shortcomings.

1. At the rate of removal that has occurred in the past, it could require as much as eight to ten years to eliminate the substandard housing that exists today, assuming those in a deteriorating condition are not improved and other housing in the City doesn't become substandard.
2. The program is purposely designed to eliminate substandard housing conditions; however, in doing so it is removing units from the City's housing stock that are not directly replaced. New housing development has continued to occur in the City, and thus these units are indirectly replaced. But new units are not developed because of the demand created by the City's action which reduces supply.

The housing condition survey conducted in preparation of this element identified 106 deteriorating housing units and 139 dilapidated units, or 245 substandard housing units. This survey was, however, based solely on exterior physical conditions and would require closer examination in order to institute the code enforcement program on these units. However, the 1970 U.S. Census of Housing provides other indicators, plumbing facility deficiencies, kitchen facility deficiencies and age of structure, which support the above figures as at least being an accurate estimation of substandard housing.

If the code enforcement program is more aggressively administered to an average rate of fifty units per year, it could be anticipated that by 1978 or 1979 substandard housing conditions could be made virtually insignificant, again assuming that current adequate housing doesn't become classified as substandard.

Also, by this time a demand for replacement housing would be created for approximately 250 units. This could not only give justification for the private market to develop additional units, but lends support to the idea of planning for residential development in the Redevelopment Project area, the area around which most of the substandard units are closely located.

The city has established an important housing program, and it should most certainly be continued. In order to insure that the continuation of this program will be an effective process, the following should be instituted:

1. Those areas designated on the following Housing Conditions Map should be subject to a building inspection process at the time of changes in occupancy or ownership and the issuance of an occupancy permit required. The purpose of such program is as follows:
  - a. To identify housing units beyond a condition feasible for rehabilitation and which should, therefore, be removed.
  - b. Encourage rehabilitation where it can be economically justified.
  - c. To insure the health and safety of occupants by requiring minimum safety standards be complied with.
2. Request the gas and electric utility companies to notify the city of any unsafe conditions found during their process of connecting services.
3. Include a report on the number of units removed from the housing stock in the recommended housing and population information document in order to insure that this removal process is converted into demand for additional units.

## COMMUNITY REDEVELOPMENT

The City has initiated the Community Redevelopment process and has focused it primarily on the intent to preserve and enhance the downtown area. Because of the size of the retirement segment of Hemet's population, the demand for residences close to shopping and community facilities is significant. This creates an opportunity to accomplish a housing goal of encouraging higher density residential development in the downtown area through the redevelopment process. In order to initiate this process, the following should be incorporated into the studies that will be undertaken during the development of the specific redevelopment plan:





# City of HEMET Housing Element



## HOUSING CONDITIONS

 Areas of Critical Concern



Legend



OWEN MENARD & ASSOCIATES  
Urban Planning & Development  
Consultants



1. Investigate the economic feasibility and necessary development characteristics of residential development in and adjacent to the downtown area.
2. Relate the creation of potential residential sites to the Code Enforcement Program's removal of substandard housing units.
3. Examine the possibility of expanding the Redevelopment project boundaries into areas presently containing sub-standard housing.
4. Develop and adopt special development standards for residential land uses in the downtown area, with specific concern for unique needs for parking and height standards.

#### OTHER RECOMMENDED PROGRAMS

The scope of housing programs is broad and includes a wide variety of concerns. Cities in Southern California are finding the need for unique solutions to growing housing problems, and with the new federal government role in housing, cities are going to have to take greater responsibility in this effort to solve their own problems.

In order to give Hemet the benefit of a broad palette from which to choose solutions to the city's housing problems, the following programs are recommended. The intent is to offer a variety of unique methods that will encourage the community to begin solving its own problems with existing community resources.

1. Historic Preservation - Many areas in the older residential sections of Hemet contribute a great deal to the city's image. These areas should be maintained and protected from the intrusions of other land uses that would not be consistent with their image. As a measure to protect such areas, when economically they cannot be feasibly maintained as residential uses, selective conversion of such units into office uses can be an effective method of maintaining the image of a neighborhood. In conjunction with such efforts, a design theme for the downtown area should be developed and adopted. Such an instrument would further insure the preservation of the existing image as new development occurs.
2. The maintenance of a home and property can be a laborious task, especially for the elderly. The city should, therefore, encourage civic organizations to adopt a policy of offering assistance to people and families who are unable to afford or carry out needed property maintenance.
3. The city should develop a property maintenance ordinance that is most specifically oriented towards the regulation of storage of vehicles and other materials in front yards of residential areas.



4. The city should prepare a property improvement and maintenance information booklet that would include such things as basic room addition Building Code requirements, patio construction, suggested landscape plant materials, sources of financing for home improvements, fence design, sprinkler system design, etc.
5. The city should assign a city staff member with the responsibility of becoming knowledgeable about federal, state and county assistance programs and be directed to serve in a community relations function. This person should be intimately familiar with the programs administered by the local offices of the County Welfare Department and State Department of Human Resources.

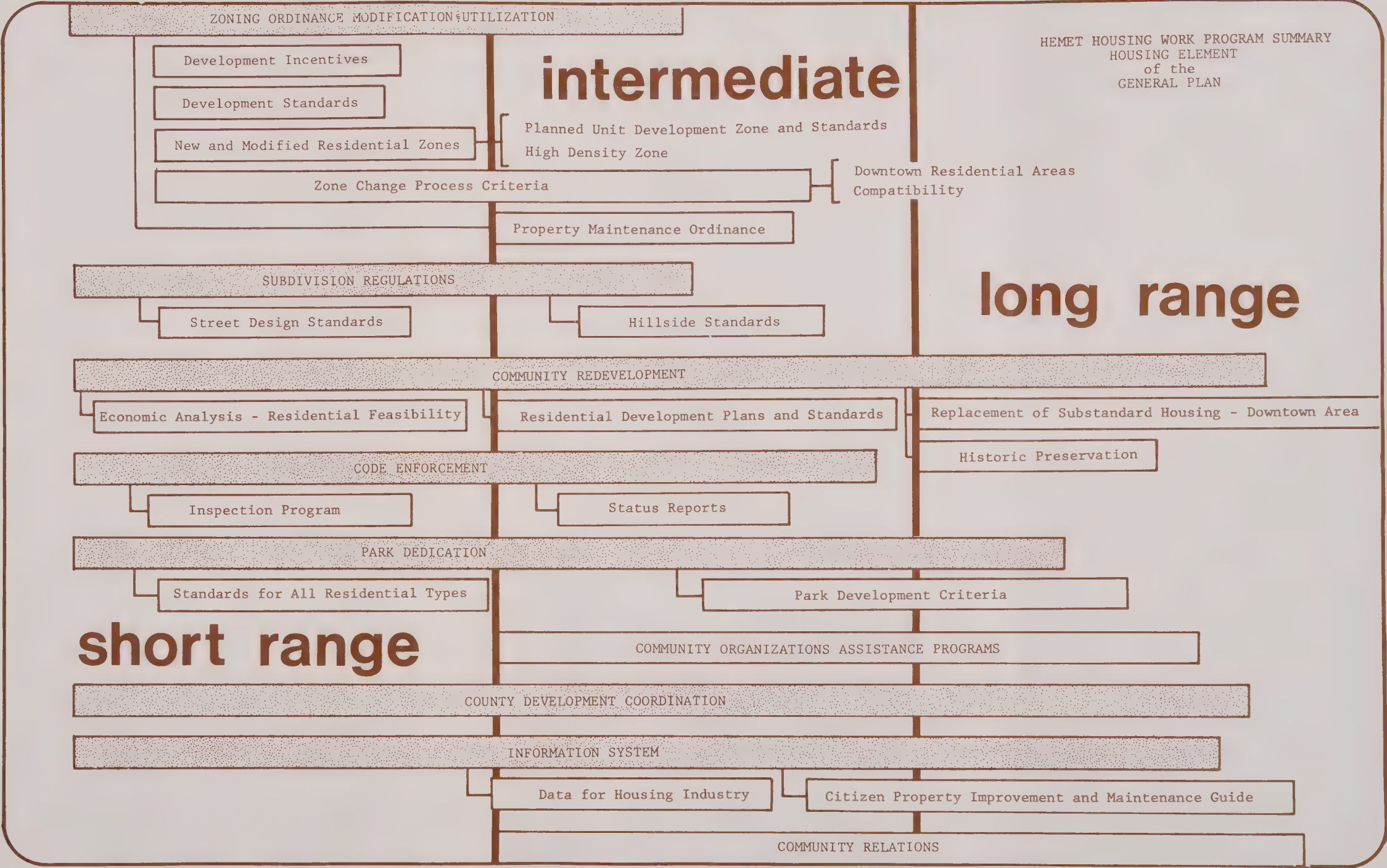
These programs and services are but a few of those that will be found once the city becomes more involved in the subject of housing. The intent is, however, to maximize the utilization of local resources, both in terms of expertise possessed by the city's staff and other agencies and organizations, but also in terms of manpower that could be assembled to focus on a particular problem. The resources are there; they simply need to be brought together and then have their existence announced to the community.

#### HOUSING PROGRAM SUMMARY

This Housing Program has outlined a number of specific programs and projects that should be initiated to implement the city's housing goals. They must, of course, be evaluated by the city and placed in a priority and schedule that is consistent with the city's manpower and financial capabilities. It will be quite likely that the city will not be able to institute all of these programs in any short period of time. On the other hand, many are merely extensions of existing programs or services and are thus capable of being carried out on a more immediate basis. As a summary of this Housing Program, the following chart has been prepared to graphically illustrate its content. Also a time reference has been assigned to each project in order to give some perspective on the importance of these tasks.

# City of HEMET

## Housing Element







## APPENDIX A



UNIT TYPE

Dwelling Type	Study Areas							Total
	1	2	3	4	5	6	7	
Single Family	238	542	434	770	1,002	587	6	3,579
Mobile Home	897	0	480	704	0	689	148	2,918
Duplex	57	123	48	0	34	0	0	262
Multiple Family	283	172	81	52	121	16	0	725
Total Units	1,475	837	1,043	1,526	1,157	1,292	154	7,484

Source: Owen Menard and Associates, 1972



UNIT OCCUPANCY/VACANCY

Tenancy	City	Study Areas						
		1	2	3	4	5	6	7
Owner Occupied	70.0%	66.3%	38.7%	67.0%	92.0%	69.9%	87.5%	33.7%
Renter Occupied	24.0%	29.4	52.7	28.6	4.4	25.0	6.3	60.9
Vacant for Rent	2.5%	3.3	5.4	3.2	----	0.9	----	2.3
Vacant for Sale	1.5%	0.1	0.7	0.1	2.2	1.4	3.5	3.1
Vacant - Other	2.0%	0.9	2.5	1.1	1.4	2.8	2.7	----

UNIT SIZE (Housing Units by Number of Rooms) (Percent)

No. of Rooms Per Unit	City	Study Areas						
		1	2	3	4	5	6	7
1 Room	1.6%	1.5%	1.4%	2.0%	.2%	2.3%	1.3%	2.3%
2 Rooms	4.5%	9.4	6.1	7.2	.8	1.1	1.1	10.2
3 Rooms	22.2%	40.7	30.2	39.5	7.7	6.8	10.7	46.0
4 Rooms	36.2%	29.9	30.4	33.2	40.7	37.3	46.2	26.5
5 Rooms	25.2%	13.9	21.2	12.6	40.6	34.0	31.1	9.3
6 Rooms	7.8%	2.8	8.1	4.4	9.0	14.2	7.5	2.4
7 Rooms	1.7%	1.2	1.7	.9	.8	3.2	1.5	2.4
8 or More Rooms	.8%	.6	.9	.2	.2	1.1	.6	.9

UNIT VALUE (Owner Occupied) (Percent)

Value	City	Study Areas						
		1	2	3	4	5	6	7
Less than \$5,000	1.3%	2.6%	1.2%	12.7%	0.0%	0.0%	.7%	0.0%
\$ 5,000 to \$ 9,999	6.4	35.3	9.6	24.9	.6	3.9	1.4	28.5
\$10,000 to \$14,999	23.8	41.3	37.1	37.0	14.4	26.5	11.8	14.5
\$15,000 to \$19,999	42.3	15.5	36.3	4.6	44.9	48.1	60.1	28.5
\$20,000 to \$24,999	15.3	1.8	9.9	7.5	20.0	15.1	18.4	28.5
\$25,000 to \$34,999	10.1	2.6	2.8	13.3	19.2	5.8	7.6	0.0
\$35,000 to \$49,999	.7	0.0	1.9	0.0	.9	.6	0.0	0.0
\$50,000 or More	.2	.9	1.2	0.0	0.0	0.0	0.0	0.0

UNIT RENT (Renter Occupied) (Percent)

Rent	City	Study Areas						
		1	2	3	4	5	6	7
\$ 40 to \$ 59	14.4%	36.2%	6.3%	15.1%	1.8%	7.2%	5.0%	8.7%
\$ 60 to \$ 79	32.5	40.5	36.5	30.6	7.0	17.6	2.5	79.6
\$ 80 to \$ 99	22.3	15.3	28.7	30.2	15.8	20.2	10.0	2.9
\$100 to \$119	11.6	2.7	15.8	7.6	21.0	19.1	22.5	0.0
\$120 to \$149	12.3	1.0	8.5	12.9	33.3	24.1	35.0	2.9
\$150 to \$199	2.7	0.0	1.5	.7	15.8	6.1	12.5	0.0
\$200 to \$299	negl.	0.0	0.0	0.0	0.0	.7	0.0	0.0
\$300 or More	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Non-Cash Payment	4.2	4.3	2.7	2.9	5.3	5.0	12.5	5.9

NUMBER OF PERSONS PER UNIT (Occupied Units) (Percent)

No. of Persons Per Unit	Study Areas							
	City	1	2	3	4	5	6	7
1 Person	27.2%	33.2%	40.0%	35.0%	19.6%	21.9%	13.5%	43.8%
2 Persons	56.2%	54.4	40.0	54.7	70.0	48.7	71.6	45.4
3 Persons	6.8%	4.9	9.7	4.1	5.8	10.1	6.8	3.3
4 Persons	4.1%	3.0	4.5	2.9	1.9	8.5	4.4	1.7
5 Persons	2.5%	1.5	3.0	1.5	1.4	5.7	1.6	.8
6 Persons	1.5%	1.3	1.5	.9	.7	2.9	1.3	1.7
7 Persons	.8%	.8	.5	.6	.4	.6	.5	----
8 or More Persons	.9%	.9	.8	.3	.2	1.6	.3	3.3

OVERCROWDED UNITS (1.01 or More Persons Per Room)

Type of Occupancy	City	1	2	3	4	5	6	7
<u>Total Units</u>								
1.01 to 1.50	118	19	17	16	12	39	12	3
1.51 or More	77	22	10	11	4	13	9	7
<u>Owner Occupied</u>								
1.01 to 1.50	59	6	3	3	8	27	11	1
1.51 or More	29	4	2	6	2	6	7	2
<u>Renter Occupied</u>								
1.01 to 1.50	59	13	14	13	4	12	1	2
1.51 or More	48	18	8	5	2	7	2	5

PERSONS IN OVERCROWDED UNITS BY AGE (Occupied Units)

Persons per Room by Age	City	1	2	3	4	5	6	7
Study Areas								
<u>1.01 or More</u>								
Under 18 Years	57.0%	57.5%	61.6%	52.5%	58.5%	60.7%	44.7%	53.6%
18 - 64 Years	39.5	42.5	37.1	42.6	38.3	35.3	43.7	42.0
65 Yrs. & Over	3.5	0.0	1.3	4.9	3.2	4.0	11.6	4.4
<u>1.51 or More</u>								
Under 18 Years	52.3%	52.1%	63.0%	43.6%	50.0%	56.9%	29.0%	57.6%
18 - 64 Years	41.6	47.9	35.3	45.4	40.9	35.4	42.0	38.4
65 Yrs. & Over	6.1	0.0	1.7	11.0	9.1	7.7	29.0	4.0

PERSONS IN OVERCROWDED UNITS BY TENANCY (1.01 or More)

Tenancy	City	1	2	3	4	5	6	7
Study Areas								
<u>1.01 or More</u>								
Total Occupied	1140	231	159	141	99	331	103	69
Owner Occupied	45.3%	31.6%	19.5%	29.8%	55.6%	67.1%	83.5%	16.1%
Renter Occupied	54.7%	68.4%	80.5%	70.2%	44.4%	35.9%	16.5%	89.9%



UNIT CONDITION (Total Units\*)

Dwelling Type	Study Areas							Total
	1	2	3	4	5	6	7	
<u>Total</u>								
Total Units	578	837	563	822	1157	603	6	4566
Deteriorating	35	14	29	1	23	3	1	106
Dilapidated	50	36	26	1	23	3	0	139
<u>Single Family</u>								
Total Units	238	542	434	770	1002	587	6	3579
Deteriorating	29	14	21	1	23	3	1	92
Dilapidated	29	17	20	1	23	3	0	93
<u>Duplexes</u>								
Total Units	57	123	48	0	34	0	0	262
Deteriorating	6	0	0	0	0	0	0	6
Dilapidated	8	2	2	0	0	0	0	12
<u>Multiple Family</u>								
Total Units	283	172	81	52	121	16	0	725
Deteriorating	0	0	8	0	0	0	0	8
Dilapidated	13	17	4	0	0	0	0	34

\*Does not include mobile homes.

Source: Menard & Hill, 1972

PLUMBING FACILITY DEFICIENCIES (Lacking One or More)

<u>Type of Tenancy</u>	<u>City</u>	<u>Study Areas</u>						
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
Owner Occupied	81	10	5	13	20	17	15	1
Renter Occupied	48	12	10	4	0	23	1	1
Vacant for Rent	7	0	2	0	0	5	0	0
Vacant for Sale	6	0	0	0	0	1	5	0
Total	142	22	17	17	20	46	21	2

KITCHEN FACILITY DEFICIENCIES (Lacking Complete Facilities)

<u>City</u>	<u>Study Areas</u>						
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
136	7	9	4	35	45	36	0

TOILET FACILITY DEFICIENCIES

<u>Toilet Deficiency</u>	<u>City</u>	<u>Study Areas</u>						
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
Flush Toilets, But Also Used By Another Household	13	0	2	2	0	9	0	0
No Flush Toilet	26	1	3	0	0	15	7	0

No. of Rooms	Riverside County	Hemet/San Jacinto
1 Room	3,980	202
2 Rooms	8,471	690
3 Rooms	24,143	2,700
4 Rooms	40,197	4,687
5 Rooms	46,020	3,797
6 Rooms	28,849	1,718
7 Rooms	10,904	550
8 Rooms	3,699	155
9 Rooms or More	1,979	98
Median	4.7	4.2
Total Occupied	150,504	13,817

Persons Per Room	Riverside County	Hemet/San Jacinto	Hemet
		<u>Units</u>	
1.00 or Less	136,633	13,054	5,598
1.01 to 1.50	9,209	506	118
1.51 or More	<u>4,662</u>	<u>257</u>	<u>77</u>
Total Occupied	150,504	13,817	5,793

Persons Per Unit (Median)	Riverside County	Hemet/San Jacinto	Hemet
All Occupied Units	2.4	2.1	
Owner Occupied	2.4	2.06	1.9
Renter Occupied	2.3	2.16	1.7

Value	Riverside County	Hemet/San Jacinto	Hemet
Less than \$ 5,000	1, 015	85	30
\$ 5,000 to \$ 7,499	2, 176	148	59
\$ 7,500 to \$ 9,999	3, 740	310	89
\$10,000 to \$14,999	14, 649	1, 361	548
\$15,000 to \$19,999	21, 588	2, 051	982
\$20,000 to \$24,999	14, 514	1, 042	352
\$25,000 to \$34,999	12, 350	810	232
\$35,000 to \$49,999	4, 841	244	16
\$50,000 or More	2, 393	88	4
Median	\$18,900	\$17,800	\$16,900

Rent	Riverside County	Hemet/San Jacinto	Hemet
Less than \$30	1, 206	135	20
\$ 30 to \$ 39	700	39	18
\$ 40 to \$ 59	4, 909	415	206
\$ 60 to \$ 79	11, 051	1, 011	466
\$ 80 to \$ 99	9, 826	788	319
\$100 to \$149	15, 464	857	344
\$150 to \$199	4, 328	162	39
\$200 to \$249	866	16	2
\$250 or More	579	16	--
No Cash Rent	3, 198	200	60
Median	\$92	\$82	\$80



<u>Year Structure Built</u>	<u>Hemet/San Jacinto</u>	<u>Hemet</u>
All Year-Round Units	14,621	6,101
1969 to March 1970	1,076	566
1965 to 1968	3,067	1,588
1960 to 1964	4,246	1,872
1950 to 1959	3,024	1,014
1940 to 1949	1,353	469
1939 or Earlier	1,855	592

## GROSS RENT AS PERCENTAGE OF INCOME BY INCOME

	Hemet/San Jacinto	Hemet (Census Tract 0434)*
Renter Occupied Units	3,675	1,073
Less than \$5,000	1,977	621
Less than 20%	79	28
20 to 24%	141	26
25 to 34%	435	120
35% or More	1,127	447
Median	35.0+%	35.0+%
\$5,000 to \$9,999	1,085	287
Less than 20%	598	233
20 to 24%	279	77
25 to 34%	155	61
35% or More	25	16
Median	18.4%	18.7%
\$10,000 to \$14,999	429	123
25% or More	20	9
Median	12.8%	13.3%
\$15,000 or More	184	42
25% or More	0	0
Median	10.0%	10.0%

\*These figures are just for the one census tract (0434) which includes City of Hemet proper.

## INCOME (Families and Unrelated Individuals)

	Riverside County	Hemet/San Jacinto	Hemet
All Families	118,454	10,541	4,165
Less than \$ 1,000	3,065	354	88
\$ 1,000 to \$ 1,999	3,865	483	141
\$ 2,000 to \$ 2,999	6,498	1,082	473
\$ 3,000 to \$ 3,999	7,496	1,231	584
\$ 4,000 to \$ 4,999	7,569	916	407
\$ 5,000 to \$ 5,999	7,222	812	383
\$ 6,000 to \$ 6,999	7,671	763	353
\$ 7,000 to \$ 7,999	7,807	658	298
\$ 8,000 to \$ 8,999	8,057	692	261
\$ 9,000 to \$ 9,999	7,563	556	243
\$10,000 to \$11,999	13,883	932	344
\$12,000 to \$14,999	15,395	914	260
\$15,000 to \$24,999	17,326	891	270
\$25,000 to \$49,999	4,201	208	60
\$50,000 or More	836	48	---
Median Income	\$ 8,997	avg. med. — \$6,331	\$6,018
Mean Income	\$10,427	avg. mean-- \$7,932	\$7,223

## TYPE OF INCOME

	Riverside County	Hemet/San Jacinto	Hemet
All Families	118,454	10,541	4,165
With Wage or Salary	92,500	5,652	1,682
Mean		\$9,580	\$7,816
With Nonfarm Self-Employ.	13,753	1,147	279
Mean		\$8,553	\$7,785
With Farm Self-Employment	2,185	145	5
Mean		\$4,400	\$6,325
With Social Security	29,585	5,276	2,723
Mean		\$1,802	\$1,873
With Public Assistance	9,880	707	263
Mean		\$1,465	\$1,220
With Other Income	45,437	5,210	2,621
Mean		\$3,387	\$3,157



INCOME BELOW POVERTY LEVEL

	Hemet/San Jacinto	Hemet
All Families	1, 331	382
Percentage of all Families	14. 6% avg.	9. 2%
Mean Family Income	\$1, 593 avg.	\$1, 572
Mean Family Deficit	\$1. 234 avg.	\$ 983
% Receiving Public Ass't. Income	14. 5% avg.	10. 7%
Mean Size of Family	2. 79 avg.	2. 39
With Children Under 18	459	102
With Children Under 6	241	---
% 65 Yrs. and Over (Family Head)	48. 8% avg.	---
Families with Female Head	281	71

EDUCATION (Years of School Completed)  
(Persons 25 Yrs. Old and Over)

Education	Riverside County	Hemet/San Jacinto	Hemet
No School	4,359	276	98
Elementary			
1 to 4 years	9,254	711	299
5 to 7 years	18,729	1,962	798
8 years	26,814	3,452	1,558
Highschool			
1 to 3 years	46,806	4,994	2,183
4 years	82,404	7,533	3,226
College			
1 to 3 years	39,538	3,258	1,179
4 years or more	27,081	1,840	585
Median	12.3	11.9 avg. med.	11.9
% High School Grads.	58.4%	51.7% average	50.0%
Persons 25 and Over	254,985	24,026	9,926

## EMPLOYMENT STATUS

	Riverside County	Hemet/San Jacinto	Hemet*
Male, 16 Years & Over	154, 013	12, 527	3, 992
Labor Force	107, 405	6, 091	1, 282
% of Total	69.7%	49.9% average	32.1%
Civilian Labor Force	100, 953	6, 051	1, 268
Employed	95, 633	5, 701	1, 189
Unemployed	5, 320	344	79
% of Civil. Labor Force	5.3%	6.1% average	6.2%
Not in Labor Force	46, 608	6, 436	2, 710
Inmate in Institution	3, 593	117	22
Enrolled in School	8, 544	295	49
Other Under 65	11, 876	1, 341	508
Other 65 & Over	22, 595	4, 683	2, 131
Female, 16 Years & Over	166, 266	14, 695	4, 968
Labor Force	60, 226	3, 676	817
% of Total	36.2%	25.7% average	16.4%
Civilian Labor Force	59, 937	3, 676	817
Employed	56, 127	3, 367	765
Unemployed	3, 810	309	52
% of Civil. Labor Force	6.4%	8.3% average	6.4%
Not in Labor Force	106, 040	11, 019	4, 151

\*These figures are just for the one census tract which includes City of Hemet proper.

## OCCUPATION (16 Years and Over)

Occupation	Riverside County	Hemet/San Jacinto	Hemet
Total Employed	151,760	9,074	2,295
Professional, Technical and Kindred	23,112	997	232
Health Workers	(3,576)	(246)	(53)
Teachers, Elementary & Secondary	(5,649)	(232)	(53)
Managers and Administrators	13,567	873	239
Salaried	(10,096)	(561)	(164)
Self-Employed in Retail Trade	(1,391)	(116)	(10)
Sales Workers	11,751	720	172
Retail Trade	(6,962)	(438)	(123)
Clerical and Kindred Workers	23,908	1,418	394
Craftsmen, Foremen and Kindred	21,002	1,463	386
Construction Craftsmen	(6,223)	(542)	(93)
Mechanics and Repairmen	(5,527)	(341)	(116)
Operatives, Except Transportation	14,865	833	247
Transport Equipment Operatives	5,170	202	47
Laborers, Except Farm	7,319	524	139
Farm Workers	8,395	546	63
Service Workers	20,378	1,293	313
Cleaning and Food Service	(11,438)	(684)	(146)
Protective Service	(2,367)	(67)	(25)
Personal and Health Service	(4,742)	(412)	(120)
Private Household Workers	2,293	205	63



## INDUSTRY (16 Years and Over)

Industry	Riverside County	Hemet/San Jacinto	Hemet
Total Employed	151,760	9,074	2,295
Construction	9,539	627	114
Manufacturing	23,989	1,377	413
Durable Goods	(18,280)	(1,147)	(376)
Transportation	3,023	154	56
Commun., Utilities and Sanit.	5,340	477	94
Wholesale Trade	5,486	337	46
Retail Trade	27,519	1,846	311
Finance, Insurance & Real Estate	7,235	356	79
Business and Repair Service	5,160	336	106
Personal Service	9,516	749	203
Health Service	8,118	689	229
Educational Service	15,467	625	156
Other Professional and Related	6,164	321	97
Public Administration	10,244	314	126
Other Industries	14,960	866	265

## APPENDIX B



Housing and the Residential CommunityPage three

5. Should there be more mobile home developments in Hemet and the surrounding areas?
  6. Should mobile homes be more attractive to families with children?
    - a. How?
    - b. Why not?
  7. Should mobile home parks be located closer to and integrated with other types of housing? or separated?
  8. Why does it appear that most of the mobile home parks are being located west of town?
- B. Single-Family Homes
1. Is the single-family home the most desirable type of housing?
  2. Should there be more single-family homes constructed in Hemet?
  3. Is there enough variety in the cost of single-family homes in and around Hemet?
  4. Should the single-family home be on larger lots? smaller lots?
  5. What qualities of the single-family home are most desirable?
    - a. Most undesirable?
  6. Could the amenities of the single-family home be developed in other forms of housing such as townhouses and courtyard homes (zero lot line)?
- C. Apartments
1. Who is attracted to the apartment?
  2. Are there enough to meet the demands of the people living in and attracted to Hemet?
  3. Should the apartments be scattered throughout the City or generally located in one or two areas of the City?



Housing and the Residential Community  
Page four

4. Are the quality of apartments in Hemet satisfactory?
5. Would more and different types of people be attracted to apartments if they were different in some manner? Such as:
  - a. Converted to condominiums?
  - b. More privacy?
  - c. Less density?
  - d. Lower rents?
  - e. Closer to downtown?

D. General

1. What type of housing is most appropriate in Hemet?
2. Should the mobile home continue to be the predominant type of housing in Hemet?
3. The General Plan says that the single-family home should be the dominant housing type. Do you agree or disagree?
4. Who has the greatest need for housing and yet can't find it in Hemet?
5. What type of housing that presently isn't available in Hemet should be encouraged?
6. Are the large "Planned Development" type of residential developments desirable?

DOWNTOWN HOUSING

1. Should measures be taken to upgrade the older housing located around downtown?
2. Is the City's present building code enforcement effort the appropriate manner to deal with poor housing conditions? i. e., demolition.

Housing and the Residential CommunityPage five

3. Who lives in the housing located around downtown?
  - a. Why do they live here?
  - b. Could their housing needs be satisfied in other types of units?
4. Should the residential areas around the downtown be oriented to other types of housing?
5. Would living close to the downtown have desirable advantages to certain people?
6. How should the Redevelopment Agency deal with the housing and families located within the district.

APPEARANCE AND QUALITY

1. What aspect of the mobile home park's appearance is most disturbing?
  - a. What could remedy it?
2. Is the use of colored gravel for front yards desirable?
  - a. Could something else be more pleasing?
  - b. If maintenance is of major concern, are there other alternatives?
  - c. Should front yard setback requirements be reduced?
  - d. Is the front yard necessary in all forms of housing?
3. Does lowering mobile home units appear to be worth the effort and cost for the resulting change in their appearance?
4. What aspect of the residential neighborhood's appearance is most disturbing?
  - a. What is most appealing?

GENERAL

1. Should certain types of housing be located close to any particular public facilities and/or other community land uses? Such as schools, shopping, industry, hospital, etc.?

## DOCUMENTS AND RESOURCES

1. "The Valley Today." Hemet-San Jacinto Chamber of Commerce, 1971.
2. "Taxable Sales." State of California, 1965-1971.
3. 1960 Census.
4. 1970 Census.
5. "Monthly Report of Building Permit Activity in the Cities and Counties of California." Security Pacific National Bank, 1971.
6. "Future Population and Land Use Distribution." County of Riverside Planning Department, 1972.
7. "Building Permits-Monthly Reports." City of Hemet, 1966 - 1972.
8. County of Riverside - Zoning Districts for Hemet-San Jacinto Area.
9. "First Phase Housing Element Amendment to the Riverside County General Plan." Riverside County Planning Department, 1969.
10. "Mobile Home Statistics and Locations in Riverside County." Riverside County Planning Department, 1970.
11. "Lake Perris-Riverside County." County of Riverside Department of Development, 1969.
12. "Economic Development in Riverside County During 1970." Riverside County Department of Development, 197 .
13. "1970 Census Summary by Tract and City - Riverside County." Riverside County Department of Development.
14. "Community Economic Profile for Hemet, Riverside County, California." Riverside County Department of Development, 1971. (Also for Perris and San Jacinto.)
15. "Cost of Living Indicators." American Chamber of Commerce Researchers Associations, 1971.

16. "Instant Site Selector." Riverside County Department of Development, 1971.
17. "A Saturation Survey and District Master Plan." Hemet Unified School District, 1967.
18. "Industrial Listing." Hemet Chamber of Commerce, 1971.
19. "Riverside County Population Projections, 1970 - 1990." Urbanomics Research Associates, 1972.
20. "Riverside County Planning News." Riverside County Planning Department, 1972.
21. "LARTS - Annual Report, 1970." Los Angeles Regional Transportation Study, 1971.
22. "City of Hemet - Traffic Safety Survey." Automobile Club of Southern California, Highway Engineering Department, 1970.
23. "The Hemet-San Jacinto Area General Plan Economic Analysis and Forecasts." Ruhnau, Evans and Steinmann, (D. R. A.)
24. "The Hemet-San Jacinto Area General Plan." Ruhnau, Evans and Steinmann, A. I. A.
25. "Housing Element Guidelines." Department of Housing and Community Development, State of California, 1971.
26. "Housing Element." Southern California Association of Governments, 1971.
27. "Summary Report on Housing Element Symposiums." State Office of Planning, Department of Housing and Community Development, State of California, 1968.
28. "City of Hemet Budget, 1971-72."
29. "Zoning Ordinance." City of Hemet, 1971.
30. "Mobile Home Tax Revenue Study." Riverside County Planning Department, 1970.
31. Ordinance Regulating Subdivisions, City of Hemet.



32. "Topics Report - Draft." City of Hemet, 1971.
33. "Downtown Street Study." Neste, Brudin and Stone, 1967.
34. "Report on Master Drainage Plan for the Hemet Area." Riverside County Flood Control and Water Conservation District, 1969.
35. "Flood Plain Information - Salt Creek." Riverside County, 1971.
36. "Flood Plain Information - San Jacinto River." Riverside County, 1970.
37. "Sign Ordinance." City of Hemet.
38. "Riverside County Parks." Parks Department, Riverside County.
39. "Annual Report, 1970-1971." Riverside County Planning Commission, 1971.

RESOLUTION NO. 1622

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HEMET, AMENDING THE GENERAL PLAN AND ADOPTING A HOUSING ELEMENT PURSUANT TO SECTION 65302 (c) OF THE CALIFORNIA GOVERNMENT CODE AND CERTIFYING THE ENVIRONMENTAL ASSESSMENT.

WHEREAS, the City Council of the City of Hemet, pursuant to the provisions of Section 65302 (c) of the Government Code of the State of California, does hereby amend the General Plan and adopt the Housing Element as Part of the General Plan of the City of Hemet and the Environmental Assessment for same, in accordance with the reasons and findings as set forth in Resolution No. 10-74 of the Planning Commission with the report attached as Exhibit A; and following public hearings, the City Council does hereby determine that the Environmental Assessment is adequate and hereby certifies said Environmental Assessment.

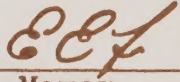
ADOPTED AND APPROVED THIS 13th day of May, 1975 by the following vote to wit:

AYES: Three (3)

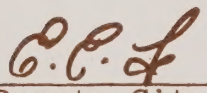
NOES: One (1)

ABSENT: One (1)

ABSTAIN: None

/original signed/   
Ken Nishino - Vice Mayor  
City of Hemet

ATTEST:

/original signed/   
Ernest E. Fisk - Deputy City Clerk  
City of Hemet







U.C. BERKELEY LIBRARIES



C101697502